

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Application Ref: **2012/3116/P**  
Please ask for: **Craig Raybould**  
Telephone: 020 7974 **OfficerPhone**

10 August 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:  
**21-23 Earlham Street**  
**London**  
**WC2H 9LL**

#### **Proposal:**

External alterations to the ground floor shop frontage including the enlargement of windows along Earlham Street, enlargement of existing entrance, installation of new glazed doors, replacement of door shutters and replacement of existing glazed brick tiles with a rendered finish (Class A1).

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix 20845-) 02 (existing), 03 (existing), 04 (existing), 02 (proposed), 03 (proposed), 04 (proposed).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed enlargement of the glazed area within the Earlham Street shopfront elevation would create an unduly large and obtrusive glazed area that negatively affects the character and proportions of the shopfront and fails to preserve and enhance the character and appearance of the Seven Dials (Covent Garden)



Conservation Area. This is contrary to policy CS14 of the London Borough of Camden Core Strategy and policies DP24, DP25 and DP30 of the London Borough of Camden Development Policies.

Informative(s):

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