

CgMs Ltd
Morley House
26 Holborn Viaduct
LONDON
EC1A 2AT

Application Ref: **2012/1020/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

27 July 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 and Warning of Enforcement Action to be Taken

Address:
49 Endell Street
London
WC2H 9AJ

Proposal:
Change of use of basement and part ground floor from retail use (Class A1) to restaurant use (Class C3) and installation of a new shopfront.

Drawing Nos: Site Location Plan; X_01; X_02; X_03; X_04; P-01 Revision showing ducting; E_01; E_02; A_01; L_02; Design and Access Statement by CgMs Consulting dated February 2012

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

Reason(s) for Refusal

- 1 The proposed loss of Class A1 retail floor space and replacement with an enlarged Class A3 restaurant, would result in an over-concentration of food, drink and entertainment uses and would be harmful to the special retail character, function, vitality and viability of the Covent Garden Area and the residential amenities of



neighbouring occupiers, contrary to policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP10 (Helping and promoting small and independent shops), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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