

Paul Sanders
Garnett & Partners
Holborn Hall
195 High Holborn
LONDON
WC1V 7BD

Application Ref: **2011/3928/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

23 November 2011

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 Granted Subject to a Section 106 Legal Agreement

Address:

**2 -8 Ridgmount Street & 6 Store Street
London
WC1E 7AA**

Proposal:

Amendments to planning permission and listed building consent granted 12/11/09 (refs: 2009/2629/P and 2009/2632/L) for the reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmount Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmount Street and alterations to 2 Ridgmount Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace namely, omission of slot window and installation of two new doors at first and second floor level on rear elevation, enlargement of plant enclosure on first floor flat roof, new access ladders with balustrading to rear side elevations.

Drawing Nos: 677(01)001b, (01) 614b, (01)811a, (01)812b, (34)700a, (34)701a; email from Tony Tugwell of Garnett and Partners dated 7th of November 2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans 677(01)001b, (01) 614b, (01)811a, (01)812b, (34)700a, (34)701a; email from Tony Tugwell of Garnett and Partners dated 7th of November 2011.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are reminded of the need to comply with the requirements of the conditions attached to the original permission (ref.2009/2629/P dated 22/03/2010).
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 4 This permission is granted without prejudice to the necessity of obtaining further consent for any alterations to the roof plant as approved under 2009/2629/P.

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