

Christian Garnett Partners
195 Holborn Hall
High Holborn
London, WC1V 7BD

Application Ref: **2010/4124/P**
Please ask for: **Rob Willis**
Telephone: 020 7974 **6805**

23 September 2010

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

Approval of Details Part Granted/Refused

Address:

2 - 8 Ridgmount Street and 6 Store Street

Proposal:

Details pursuant to Condition 4 (Profiles of Architectural Features) and Condition 8 (Hard and Soft Landscaping) of planning permission dated 19/10/09 (2009/2629/P) for reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmont Street and alterations to 2 Ridgmont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace.

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

Condition 4 (Profiles of Architectural Features)

Approved drawing number in association with Condition 4: 677(SK)45.

Conditions and Reasons:



b) to REFUSE :

Condition 8 (Hard and Soft Landscaping)

Drawing numbers: 677(SK)43 RevA; 677(SK)90; Figure 1; Figure 3.

Reasons for Refusal

- 1 The hard landscaping proposals do not provide sufficient information regarding the granite setts to be installed, and the soft landscaping proposals are not considered to be appropriate to their setting. Therefore the details pursuant to Condition 8 do not adequately meet with the requirements of UDP policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006; of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and of policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are reminded that Condition 7 (submission of details advertisements, signage and content of the art panel) and part c of Condition 14 (submission of verification report regarding ground remediation measures) of planning permission 2009/2629/P granted on 22/ 03/2010 are outstanding and require details to be submitted and approved. In addition, Camden is currently considering details submitted in relation to Conditions 5 (details of railings to petrol station forecourt, window and door profiles and details), 6 (submission of details of the removal of features identified on the approved method statement); 15 (details of cycle storage area); 16 (details of biodiversity green roof) and 20 (Method Statement for retaining the remaining facades).

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