

HFBT Architects
Princess House
50-60 Eastcastle Street
LONDON
W1W 8EA

Application Ref: **2007/6034/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **2717**

18 March 2008

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:
Manishas Mini Market
242 Grays Inn Road
London
WC1X 8JR

Proposal:
Change of use of ground and basement floors from retail use (Class A1) to residential use (Class C3) and conversion to form a self-contained maisonette plus erection of infill rear extension and creation of new front lightwell with railings and new basement windows.

Drawing Nos: EX 001; EX 002; EX 003; EX 004; EX 005; EX 006; EX 007; PL 100 REV C; PL 101 REV C; PL 102 REV B; PL 103 REV C; PL 104;

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

Reason(s) for Refusal

- 1 The proposed works of conversion in association with the change of use into a self contained residential unit, by reason of their resulting loss of historic fabric of interest and loss of plan form in the ground floor vestibule, would be detrimental to the



special architectural and historic interest of the Grade II listed building. This would be contrary to Policies B1, B3 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed change of use, in the absence of a legal agreement for car-free housing, would be likely to contribute to parking stress and congestion in the surrounding area, contrary to policies T7 and T8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that no objection is raised to the principle of change of use from retail to residential on the basement and ground floors nor to the provision of a front lightwell.

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