

Dunnett Craven Ltd
20-23 Mandela Street
London
NW1 0DU

Application Ref: **2006/5766/C**
Please ask for: **Kiran Chauhan**
Telephone: 020 7974 **5117**

21 March 2007

Dear Sir/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent Refused

Address:
Crown & Goose and Snooker Hall
100-102 Arlington Road &
16-18 Delancey street
London
NW1 7HP

Proposal:
Demolition of the Crown and Goose public house and the snooker hall and erection of new part 3 part 4 storey building to create 1 x A3 unit at ground floor level and 10 x residential units on upper floors.

Drawing Nos:

The Council has considered your application and decided to refuse conservation area consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposal has not satisfactorily addressed the PPG 15 (Planning and the Historic Environment) tests for the demolition of buildings that make a positive contribution to the character and appearance of the Camden Town Conservation Area. In the absence of this, the demolition of the buildings would be detrimental to the character and appearance of the Camden Town Conservation Area and is therefore contrary



to the provisions of policy B7 (Conservation Area) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within the Camden Planning Guidance: Consultation Draft 2006 and the Revised Camden Town Conservation Area Statement: Consultation Draft 2006.

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