

MONTAGU EVANS LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2014/1118/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

10 June 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Refused**

Address:  
**39-45 Gray's Inn Road**  
**London**  
**WC1X 8PR**

Proposal:  
Variation of condition 3 (approved drawings) of planning permission granted on 06/11/2013 (ref: 2013/3231/P for the redevelopment to provide 16 residential units and 545 sqm of ground floor and basement retail space (2 x Class A1 units.), namely the complete demolition of the front façade of Nos. 39 and 45 Gray's Inn Road.

Drawing Nos:

Revised Plans: A\_PL\_590\_R00.

Superseded Plans: Site Plan, 140206\_A\_PL\_590 R01.

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

#### **Reason(s) for Refusal**

- 1 The Council refuses the Minor Material Amendment application (2014/1118/P) at 39-45 Gray's Inn Road, London, WC1X 8PR by reason that the proposed works



cannot reasonably be classified as "minor" given their scale and impact on the appearance of the buildings and the Bloomsbury Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies .

Informative(s):

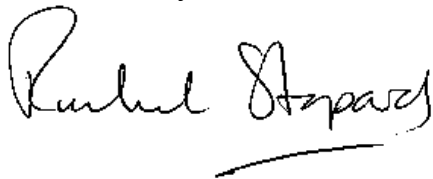
- 1 Please be informed for the avoidance of doubt that the proposed replacement façades fails to provide a sufficient quality of architectural design to adequately replicate the original façades. This would be detrimental to the character and appearance of the Bloomsbury Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.
- 2 Please be informed for the avoidance of doubt that the proposed demolition of the façades fails to preserve and enhance the character and appearance of the Bloomsbury Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment