

MONTAGU EVANS LLP
5 Bolton Street
London
W1J 8BAApplication Ref: **2014/1119/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) RefusedAddress:
39-45 Gray's Inn road
London
WC1X 8PRProposal:
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 increase of 32sqm in floorspace of retail unit B at ground floor level and relocation of cycle parking facilities to the basement floor level.

Drawing Nos:

Superseded: Site Plan, A_PL_099 R05, A_PL_100 R06.

Amended: A_PL_099 R06, A_PL_100 R08.

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

Reason(s) for Refusal

- 1 The proposed cycle parking facility, by virtue of its location, access provision and



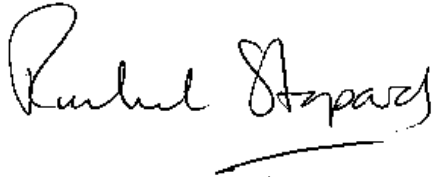
basement floor level, is both inadequate and inconvenient and is likely to discourage use, failing to comply with policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden 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