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Application Ref: **2014/1685/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

1 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**138-142 Waterhouse Square**  
**Holborn**  
**London**  
**EC1N 2ST**

#### Proposal:

Change of use of ground floor space from office (Class B1) to cafe (Class A3). Installation of new entrance door and double glazed windows.

Drawing Nos: (9991-T-00) 0198-Z00rev01, 0199-Z00-rev01, 0200-Z00rev01, 0201-Z00rev01, (9991-T-10-) 0202-Z00rev01, 0203-Z00rev01, 0204-Z00rev01, 0205-Z00rev01, 0206-Z00rev02, 0207-ZEArev01, 0208-ZEArev01, 0209-ZXXrev02, 0210-ZXXrev02, 0211-ZXXrev01, 0212-ZXXrev01.

#### Supporting documents

Design and Access Statement  
Planning Statement dated February 2014  
Heritage Statement dated February 2014

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

Reason(s) for Refusal



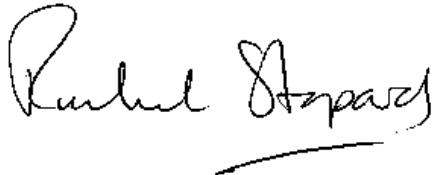
- 1 The proposed new door and double glazed windows, by reason of their appearance and detailed design would be detrimental to the character, appearance and special architectural and historic interest of the host building, and character and appearance of Hatton Garden Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) 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