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Application Ref: **2013/4275/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

29 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**16A/B & 18 West Central Street
10-12 Museum Street
35, 37 and 39-41 New Oxford Street
London WC1A**

Proposal:

Demolition and redevelopment of 16A/B & 18 West Central Street and part demolition, change of use and works of conversion of remaining buildings to replace existing nightclub (Class D2), retail/food and drink (Classes A1-A5) and residential (26 x Class C3 residential studio units) with a new mix of uses comprising retail/food and drink (A1-A3), office (B1) and 19 x residential flats (7 x retained studios, 4 x 1-bed, 7 x 2-bed and 1 x 3-bed) (Class C3) resulting in a net addition of 716sqm gross external floorspace.

Drawing Nos: Design and access statement by Squire and Partners dated 31 May 2013; Planning statement dated July 2013; Townscape and conservation assessment by Richard Coleman dated June 2013; Energy & Sustainability Statement by Grontmij dated 30.05.2013; Acoustic planning report by Sandy Brown dated June 2013; Daylight, sunlight and overshadowing report by Deloitte dated June 2013; Mail rail tunnel interface report by Davies Maguire & Whitby dated May 2013; Basement Impact Assessment by Davies Maguire & Whitby dated August 2013; Lifetime Homes Statement by Squire and Partners dated August 2013.

Location plan C645_P_AL_001 rev A; Existing (prefix JA12_)P_00_001 rev A, _P_01_001 rev A, P_02__001 rev A, P_03_001 rev A, P_RF_001 rev A, S_AA_001 rev A, S_BB_001



rev A, S_CC_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A, BS_00_001 rev A, BS_00_002 rev A; Demolition (prefix JC_20) P_00_001 rev A, P_B1_001 rev A, P_01_001 rev A, P_02_001 rev A, P_03_001 rev A, P_RF_001 rev A, E-E-001 rev A, E-N-001 rev A, E-S-001 rev A, E-W-001 rev A; Proposed (prefix G200-)P-00-001 rev A, B1-001 rev A; (prefix C645-)P-01-001 rev A, P-02-001 rev B, P-03-001 rev B, P-04-001 rev A, P-RF-001 rev A; G200-S-AA-001 rev A; (prefix C645_) S_BB_001 rev A, S_CC_001 rev A, E-E-001 rev A, E_N_001 rev A; G200-E-S001 rev A; (prefix C645_)E-W-001 rev A, P_02_002 rev B, P_02_003 rev B, P_02_004 rev B, P-02-005 rev B, P_02_006 rev A, P_04_002 rev B, BS_00_001 rev A, BS_00_002 rev A, BS-AL-001 rev A; G240_001 rev A.

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

Reason(s) for Refusal

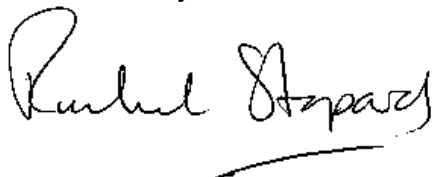
- 1 The proposed loss of the buildings that make a positive contribution to the Bloomsbury Conservation Area would harm the character and appearance of the conservation area contrary to policies CS14, DP25 and Camden Planning Guidance 1 (Design).
- 2 The proposal given its height, bulk, scale, massing, materials and general design fails to preserve or enhance the character of the Bloomsbury Conservation Area and is therefore contrary to policies CS14, DP24, DP25 and Camden Planning Guidance 1 (Design).
- 3 The loss of the nightclub use would impact on the range of night-time leisure activities and entertainment venues, contrary to London Plan policies 2.11 and 4.6 and Camden policies CS9, CS10 and DP 15.

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



Rachel Stopard
Director of Culture & Environment