

Mino Architects
358 ASHINGDON ROAD
ROCHFORD
Essex
SS4 3EB

Application Ref: **2014/4969/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

15 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Ship Tavern
12 Gate Street
London
WC2A 3HP**

Proposal: Installation of extraction flue from first floor side elevation to roof level of Public House.

Drawing Nos: MA040-001-A; MA040-002-A; MA040-003-A; MA040-004-A; MA040-005-A;
Design & Access Statement; and Noise Impact Assessment Ref: EHC/HOL140904/1.

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

Reason(s) for Refusal

- 1 The proposed external flue, by virtue of its position on the building, scale, form, and detailed design would harm the special architectural and historic interest of the building and the character and appearance of the Bloomsbury 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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment