

OSG Architecture Ltd
Wyesplan Building
Occupation Road
Wye
Kent
TN25 5EN

Application Ref: **2014/5967/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 4908

20 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Roma Bella
62 Great Russell Street
London
WC1B 3BG

Proposal:

Retrospective application for replacement of shopfront, including the removal of the original timber single glazed windows and the installation of a metal double glazed and openable shopfront.

Drawing Nos: 01; 02; 03; 04 and 05.

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

Reason(s) for Refusal

- 1 The shopfront has a detrimental impact on the character and appearance of the property, the streetscene and the wider Bloomsbury conservation area and has affected the setting of nearby listed buildings contrary to policy CS14 - Promoting high quality places and conserving our heritage of Camden's Local Development Framework Core Strategy and policies DP24 - Securing high quality design, DP25 - Conserving Camden's heritage and DP30 - Shopfronts of Camden's Local Development Framework Development Policies.



- 2 The shopfront, by reason of its ability to be opened during the use of the unit, has the potential to cause loss of amenity to neighbouring residential occupiers through increased noise and odour nuisance contrary to policy CS5 - Managing the impact of growth and development of Camden's Local Development Framework Core Strategy and policy DP26 - Managing the impact of development on occupiers and neighbours of Camden's Local Development Framework Development Policies

Informative(s):

- 1 The applicant is reminded that the retrospective development applied for here is subject to an enforcement notice issued under EN14/0488. This enforcement notice has not been complied with and the Council may commencing prosecution proceedings.
- 2 You are advised that this planning application relates solely to the shopfront alternations denoted on the plans submitted. Separate advertisement consent has been sought for the fascia under reference 2014/6477/A. Please refer to the decision notice of that application for consideration of those specific elements.

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



Ed Watson
Director of Culture & Environment