

Man & Man Planning Consulting
Unit 20
Angerstein Business Park
Horn Lane
London
SE10 0RT

Application Ref: **2014/3357/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 3303

6 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
15-16 Leigh Street
London
WC1H 9EW

Proposal: Retention of flue pipe to rear and installation of brick enclosure around base of duct at ground floor level

Drawing Nos: MM14-149-01; MM14-149-02; MM14-OSMAP; MM14-149-02a; MM149-01a; and environmental noise survey and plant noise assessment report prepared by Noico dated 20th June 2014.

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

Reason(s) for Refusal

- 1 The flue extraction units and brick enclosure by reason of their location, design and external appearance result in an incongruous addition to the building which harms the character and appearance of the special architectural and historic interest of the listed building and the wider Bloomsbury Conservation Area, contrary to the London borough of Camden's' Local Development Framework Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden's Local Development Framework Development Policies DP24



(Securing High Quality Design) and DP25 (Conserving Camden's Heritage).

- 2 The noise levels emitted by the flue and extract fan harms the amenity of the surrounding occupiers and neighbours and the extraction unit is therefore considered to be contrary to policies CS5 (Managing the impact of growth and development) and CS9 (Achieving a successful Central London) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) 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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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