

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2015/5800/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

7 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Units 1 and 2
106 New Oxford Street
London
WC1A 1HB

Proposal:

Change of use of ground floor and basement from retail use (Class A1) to a mixed use of retail (Class A1) and restaurant/café (Class A3)

Drawing Nos: Site Location Plan at 1:1250; AP001-I1; AP008-I1; GA-00-21 Rev. 6; C371/001 Rev. A; C371/002 Rev. B; C371/003

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

Reason(s) for Refusal

- 1 The proposed change of use would result in the loss of a retail unit (Class A1) and the ratio of retail uses within this shopping parade falling below the recommended minimum of 80%, which is considered to undermine the provision of shopping services in the Tottenham Court Road / Charing Cross Road Central London Frontage, and thereby cause harm to the character, function, vitality and viability of the frontage. This would be contrary to Policy CS7 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP12 of London



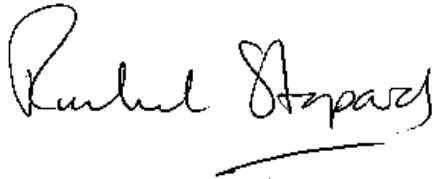
Borough of Camden Local Development Framework Development Policies.

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