Mr. S S Basuta
58 Station Road
Langley
Slough
Berkshire
SL3 8BT

Application Ref: **2016/2480/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

16 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Refused

Address:
317 Gray's Inn Road
London
WC1X 8PX

Proposal:
Change of use of ground and basement floors from A1 (retail) to A3 (restaurant) use and installation of associated extractor duct at rear.

Drawing Nos: Site Plan, Cover Letter 29th April 2016, CDL/317/2 and CDL/317/2 Revision 3.

Reason(s) for Refusal:

1   The proposed change of use would result in a loss of a shop which would have a detrimental impact on the retail character and function of the Central London Frontage thereby failing to comply with Schedule 2, Part 3, Class C.2(1)(f)(ii) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, chapter 2.

2   In the absence of a noise report, the applicant has failed to demonstrate that the proposed extractor duct would not have a harmful noise impact on nearby residential occupiers, thereby failing to comply with Schedule 2, Part 3, Class C.2(1)(a) of the
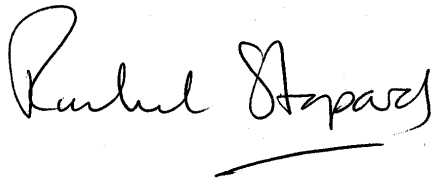
Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, chapter 11.

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 Supporting Communities