

Playle & Partners LLP
Crest House
138 Main Road
Sidcup
DA14 6NY

Application Ref: **2016/5857/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

14 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
57-58 Birkenhead Street
LONDON
WC1H 8BB

Proposal: Installation of sliding iron gates at pavement level in front of existing access steps to nos. 57 and 58.

Drawing Nos: (8872/-) P01, P02 and P03.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed sliding front gates by reason of their detailed design, visual prominence and position would create incongruous additions harmful to the established pattern of boundary treatments of the surrounding terrace. They would have a detrimental impact on the character and appearance of the host building, the setting of the listed buildings, the wider streetscene, and the Bloomsbury Conservation Area. The proposal is therefore contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; policies DP24 (Securing high quality design) and DP25 (Conserving Camden's



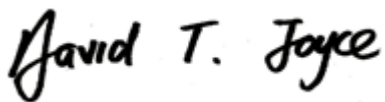
Heritage) of the London Borough of Camden Local Development Framework Development Policies 2010 and policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Submission Draft Local Plan 2016.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities