

Johanna Molineus Architects
22 Great Chapel Street
London
W1F 8FR

Application Ref: **2017/1816/P**
Please ask for: **Nora-Andreea Constantinescu**
Telephone: 020 7974 **5758**

14 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
12 Earlham Street
London
WC2H 9LN

Proposal:

Variation of condition 3 (approved plans) of planning application ref 2016/5744/P (dated 10/01.2017) for replacement of ground floor shopfront and fascia, infill of rear courtyard with timber roof and glass panels and replacement of all windows; changes to include alterations to the shopfront and forward projection of the front elevation, to residential property (Class C3).

Drawing Nos: 190.89-270 Rev A; 190.89-270 Rev C; 233.12-001; Design and access statement.

Existing drawings: 233.12-150; 233.12-101; 233.12-160.

Approved drawings: 233.12-201; 233.12-250; 233.12-260; 190.89-270.

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

Reason(s) for Refusal

- 1 The proposed shopfront alterations and its further projection into the public highway would harmfully detract from the appearance and character of the host building,



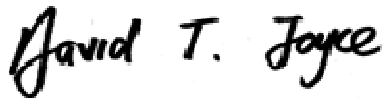
streetscene, wider shopping parade and conservation area, and would cause detrimental harm to the quality of the public realm, contrary to policies A1 (Managing the impact of development), D1 (Design), D3 (Shopfronts), D2 (Heritage), T1 (Prioritising walking, cycling and public transport) and T3 (Transport infrastructure) of Camden Local Plan 2017.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning