

Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2016/6930/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

3 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Pakenham Arms
1 Pakenham Street
London
WC1X 0LA

Proposal: Change of use from pub/drinking establishment (Use Class A4) to office (Use Class B1a) at basement and ground floor levels.

Drawing Nos: (Prefix: 13/808/) Loc01, CS11, CS12.

Supporting documents: Marketing Report prepared by Colliers International; Viability Study prepared by Savills (UK) dated Sep 2016; Transport Statement prepared by Caneparo Associates dated Nov 2016; Planning Statement prepared by Turley Associates dated Nov 2016; Heritage Statement prepared by Turley Associates dated Nov 2016.

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

Reason for Refusal

- 1 The proposed development, by virtue of the office use, would fail to provide a suitable alternative community use which reflects this building's community, heritage and townscape value and the contribution it makes to the Bloomsbury Conservation Area, contrary to policies C4 and D2 of the Camden Local Plan 2017.

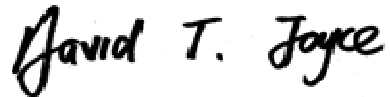


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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