

Stuart Minty  
SM Planning  
80-83 Long Lane,  
London,  
EC1A 9ET

Application Ref: **2017/0870/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

6 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**64 Lincoln's Inn Fields  
London  
WC2A 3JX**

Proposal:

Change of use of part of the basement (Class C3 Use) to storage facility (Class B8 Use).  
Drawing Nos: 3654-PL-150; 3654-PL-650, 3654-PL-610 - F, OPERATING AND  
MANAGEMENT STATEMENT.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of the commercial nature and access in close proximity of residential accommodation would harm the amenity of neighbouring residents contrary to policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Camden Local Plan 2017.
- 2 The proposed cycle storage, by reason of its means of access, location and layout would fail to provide a secure, convenient and high quality facility for all types of bicycles, contrary to T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.



- 3 The proposed development, in the absence of a Service Management Plan, would harm the amenity of neighbouring residents contrary to policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Camden Local Plan 2017.

Informative(s):

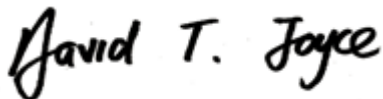
- 1 You are advised that reasons for refusal 3 could be overcome by entering into a s106 agreement.

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