

Peter Brett Associates LLP  
16 Brewhouse Yard  
London  
EC1V 4LJ

Application Ref: **2017/4076/P**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974

8 November 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**19-21 Great Queen Street  
LONDON  
WC2B 5BF**

Proposal:

Change of use of the ground and basement floor levels from Use Class A1 (shops) to Use Class A3 (food and drink), associated installation of plant (extract/ventilation) and retention of existing shopfront.

Drawing Nos: 1473-020, 1473-019, 1473-018, 1473-017, 1473-001, 1473-002, 1473-009.  
17303-R01-B Plant Noise Assessment dated 18/07/17.

Planning Statement dated 12/07/17.

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

#### Reason(s) for Refusal

- 1 The proposed loss of a retail unit (Class A1), by reason of the reduction of the total number of retail units within this parade and an increase in food, drink and entertainments uses, would harm the retail character, function, vitality and viability of the secondary frontage of the Covent Garden Central London Area. Thus, the proposal is contrary to policies TC2 and TC4 of the London Borough of Camden



Local Plan 2017.

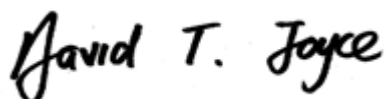
- 2 The proposal results in an increase in food, drink and entertainments uses on this street frontage, which would contribute to the harmful cumulative impact of A3 uses on residential use within the Covent Garden Central London Area. Thus, the proposal is contrary to policies A1, A4, TC2 and TC4 of the London Borough 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