

Birketts LLP  
22 Station Road  
Cambridge  
CB1 2JD  
United Kingdom

Application Ref: **2017/3650/P**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974

15 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Refused**

Address:  
**26-29 St Cross Street**  
**LONDON**  
**EC1N 8UH**

Proposal:

Variation of condition 2 of planning permission PS9904721 dated 21/07/2000 to allow for uses falling within business use (Class B1) across all floors.

Drawing Nos:

Planning Statement prepared by Birketts LLP dated June 2017.

Marketing Report prepared by Colliers International dated 23/06/2017.

Existing & Proposed: lower ground floor plan, ground level floor plan, first level floor plan, second level floor plan, third level floor plan, fourth level floor plan.

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 would result in an unacceptable loss of employment floorspace (Light Industry) to the detriment of the loss of continued occupation by the Jewellery Industry, contrary to policies E1 and E2 of the London Borough of Camden Local Plan 2017.



Informative(s):

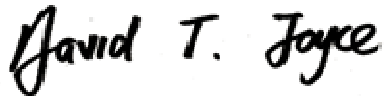
- 1 Please note that this application is solely considered to vary condition 2 which restricted the third floor only. As for the second floor restricted under the S106 legal agreement this would have to be considered under:
  1. a deed of variation to vary the s106 agreement, rather than condition 2 of the permission as condition 2 relates to the third floor only; and
  2. if such an application was made then the Council would need to consider whether comparable floor space in the basement has been secured for B1c use (as per the 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