

RPS CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2017/6678/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Refused

Address:

**Unit 3
10 Bloomsbury Way
London
WC1A 2SL**

Proposal: Details pursuant to Condition 8b (Plant machinery) of planning permission 2014/2783/P dated 03/12/2014 for 'Variation of condition 3 (approved plans) of planning permission 2012/1400/P dated 31/01/2013 (for erection of single storey glazed extension with associated roof terraces and new rooftop plant to provide additional office space (Class B1) at 9th floor level (following removal of existing 9th floor rooftop plant), change of use from offices to three flexible retail or restaurant units (Class A1/A3) at part ground floor level, reconfiguration of front entrance to corner of Bloomsbury Way and New Oxford Street, replacement of ground and first floor façade with double storey glazed frontages to all elevations and associated alterations for refurbishment of existing offices (Class B1)), namely to change use of part ground floor office (Class B1) to retail (Class A1), enlarged roof terrace at 9th floor level, provision of acoustic screen at roof level and associated external and internal alterations (part retrospective).'

Drawing Nos: 16.041/500 Rev.A, 16.041/505 Rev.A and Plant noise impact assessment ref. 86662 Rev.3 (dated 13/04/17).

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



Reason for Refusal

- 1 In the absence of acceptable intake and discharge louvres required for the proposed plant equipment, the applicant has failed to demonstrate that the plant equipment would safeguard the amenities of the adjoining premises and the area generally, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

Informative:

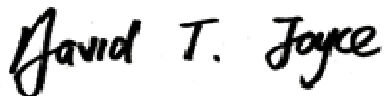
- 1 You are encouraged to contact the Local Planning Authority with a view to discussing alternative solutions for the location and design of the plant arrangements. The refusal of this application is linked to application ref.2017/6680/P.

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



David Joyce
Director of Regeneration and Planning