

Application ref: 2018/1845/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 17 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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MZA Planning
14 Devonshire Mews Chiswick
London
W4 2HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

106-108 Cromer Street
London
WC1H 8BZ

Proposal: Installation of mechanical ventilation extract duct to the rear elevation within the existing courtyard associated with the an existing Restaurant. (Class A3).

Drawing Nos: 001-DT-009, IDCO1812REVB, Site location plan and Planning Statement from MZA Planning (no date).

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

Reason(s) for Refusal

- 1 The proposed ventilation extractor duct, by reason of its scale and location on the building, would create visual clutter that would be detrimental to the character and appearance of the host building, surrounding area and the Bloomsbury Conservation Area. Thus, the proposal is contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed installation of plant and extract equipment, by reason of its location at ground floor level and lack of supporting details to address odour and noise impacts, would cause unacceptable harm to the amenity of surrounding residential occupiers. Thus, the proposal is contrary to Policies A1 (Managing the impact of development),

A4 (Noise and Vibration) and TC4 (Town centres uses) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

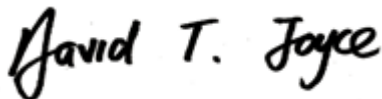
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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