

Application ref: 2018/5056/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 22 January 2019

Development Management
Regeneration and Planning
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KCG Partnership Ltd
9 Oaklands Avenue
Hatfield
AL9 7UH

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:

**25-26
Red Lion Street
London
WC1R 4PS**

Proposal:

Installation of extraction louvre to front elevation (retrospective).

Drawing Nos: 18K117 / P301, 18K117 / P301 rev A, 18K117 / P321, 18K117 / P321 rev A, site location plan received 18/10/2018 and Planning Compliance Review report reference 18277.PCR.01.

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

Reason(s) for Refusal

- 1 The louvre panel, by reason of its design, siting, material and colour, is considered to be harmful to the character and appearance of the host building and the character and appearance of this part of the Bloomsbury Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The extraction system, by reason of noise disturbance and lack of supporting details to address and mitigate noise impacts, would cause unacceptable harm to the

amenity of surrounding residential occupiers, contrary to policies A1 (Managing the impact of development), A4 (Noise and vibration), and TC4 (Town centre uses) of the London Borough of Camden Local Plan 2017.

- 3 The extraction system, by reason of odour disturbance and lack of supporting details to address and mitigate odour impacts, would cause unacceptable harm to the amenity of surrounding residential occupiers, contrary to policies A1 (Managing the impact of development), A4 (Noise and vibration), and TC4 (Town centre uses) 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 paragraph 38 of the National Planning Policy Framework 2018.

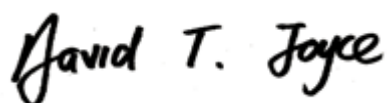
ENFORCEMENT ACTION TO BE TAKEN

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



David Joyce
Director of Regeneration and Planning