

Application ref: 2018/4759/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 8 February 2019

Development Management
Regeneration and Planning
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Hunter Patel Creative Group
Studio 10 First Floor Offices
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WS13 6LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**108 A Tottenham Court Road & 2 Maple Street
London W1T 5AA**

Proposal: Installation of raised tiling to pub forecourt external seating area with alterations to entrance doors.

Drawing Nos: Site Location Plan, 100A, 101, 103.

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

Reason(s) for Refusal

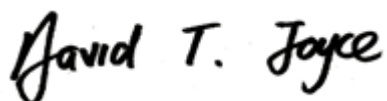
- 1 The proposed raised forecourt, by reason of its siting, height, materials and prominence in relation to the building and within the surrounding area, would be a poor quality design and appear as an incongruous feature in the street scene, be out of character with the host building and its surrounding context, as well as neither preserving nor enhancing the character and appearance of adjoining conservation areas, contrary to policies D1 and A1 of the Camden Local Plan 2017.
- 2 The proposed raised forecourt would cause unacceptable inaccessability issues for any passing pedestrians and patrons visiting the public house, resulting in a development that would not promote fair access and would create barriers to prevent users from accessing facilities and opportunities, contrary to policies C6, D1 and A1 of the 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.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning