

Application ref: 2018/5642/L  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Date: 8 February 2019

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:

**2 Maple Street**

**London.**

**& 108 A Tottenham Court Road London W1T 5AA**

Proposal: Installation of raised tiling to pub forecourt external seating area with alterations to entrance doors associated to 2018/4759/P.

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

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

#### Reason(s) for Refusal

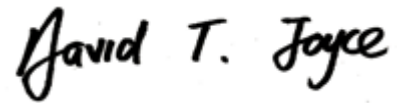
- 1 The proposed raised forecourt, by reason of its siting, height, materials and prominence in relation to the historic building, would cause harm to the setting as well as the special architectural and historic interest of the grade II listed building, contrary to policy D2 (Heritage) of the Camden 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 initial 'D'.

David Joyce  
Director of Regeneration and Planning