

Application ref: 2018/4645/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 13 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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:

Erection of canopy within rear garden (retrospective).

Drawing Nos: 18K117/P101, 18K117/P110, 18K117/P201, 18K117/P210, and site location plan received 26/09/2018.

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

#### **Reason(s) for Refusal**

- 1 The proposed canopy, by reason of its design, size, siting, material and insubordinate relationship with the host building, is considered to be harmful to the character and appearance of the host building, the open nature of its rear garden, and the character and appearance of this part of the Bloomsbury Conservation Area, contrary to policies D1 (Design), D2 (Heritage) and A2 (Open space) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development including the introduction of 'at table' cooking, by reason of its location and lack of supporting details to address noise and 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.

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 paragraph 38 of the National Planning Policy Framework 2018.

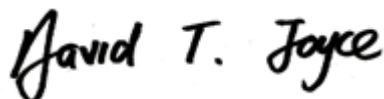
**ENFORCEMENT ACTION TO BE TAKEN**

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

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