

Application ref: 2019/0887/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 15 April 2019

Development Management
Regeneration and Planning
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Projection Architects Ltd
Unit 7
30 Gloucester Crescent
London
NW1 7DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Refused

Address:
111 King's Cross Road
London
WC1X 9LR

Proposal:

Change of use of basement and ground floor from financial services (Class A2) to restaurant (Class A3) and associated alterations including the installation of extraction system to rear.

Drawing Nos: B-01 Rev.A; A-01 Rev.B; A-02 Rev.A; A-03 Rev.A; A-04 Rev.A; Noise impact assessment report by Sound Licensing Ltd dated 30/01/2019 and Odour Risk Assessment ref. J0309/1/F1 by Air Quality Assessments Ltd dated 4/4/19.

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above determines that prior approval is required and hereby **refuses approval** for the following reasons.

Reason(s) for Objection

- 1 The siting, size and design of the proposed extraction flue to be provided in association with the change of use would have a detrimental impact on the character and appearance of the host property and Bloomsbury Conservation Area. It would thus fail to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(g) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework 2019 (chapters 12 and 16).

- 2 In the absence of a satisfactory waste strategy in terms of adequate storage and handling of waste, the proposed change of use would be likely to have a detrimental impact on local amenity. It would thus fail to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(c) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework 2019 (chapters 8, 11 and 12).

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 2019.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer