

Application ref: 2020/0482/P
Contact: Ben Farrant
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Date: 7 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
142 Shaftesbury Avenue
London
WC2H 8HJ

Proposal:

Installation of access doors (following removal of existing windows) on ground floor West Street and Shaftesbury Avenue elevations; Installation of first floor balcony on West Street and Shaftesbury Avenue elevations, with associated access door (following removal of existing window) (Use Class A4).

Drawing Nos: 2602 L20, 2602 L21, 2602 L22, 2602 L23B, 2602 L24A & Planning and Heritage Statement by FirstPlan Ref: 20012 dated January 2020.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale, and design, represents undue harm to the character, appearance and architectural integrity of the property, and fails to preserve or enhance the character and appearance of the Seven Dials (Covent Garden) Conservation Area. As such the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the NPPF (2019).
- 2 The proposed access doors and balcony, by reason of their number, scale, design,

prominent location and distance to neighboring occupiers, would likely result in unduly harmful levels of noise and disturbance to nearby residential properties. As such the proposal is contrary to policies A1 (Managing the impact of development) and A4 (Noise and Vibration) of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the NPPF (2019).

- 3 The proposed development, in the absence of a legal agreement to secure a construction management plan and an appropriate financial contribution towards implementation support, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and Location of Growth), A1 (Managing the Impact of Development), T3 (Transport Infrastructure), T4 (Sustainable Movement of Goods and Materials), DM1 (Delivery and Monitoring), and A4 (Noise and Vibration) of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the NPPF (2019).
- 4 The proposed balcony, by reason of its siting, scale, design and proximity to neighbouring windows, would result in unduly harmful levels of overlooking, particularly to Gloucester Mansions, 140A Shaftesbury Avenue. As such the proposal is contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the NPPF (2019).

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer