

Application ref: 2020/1996/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 29 September 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

PURA Ltd
36c Gloucester Avenue
London
NW1 7BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
12 and 14 Northington Street
London
WC1N 2NW

Proposal:

Demolition of front facade, re-construction of front facade with metal panelling, bay windows with juliet balconies at first floor and new fenestration at ground floor.

Drawing Nos: 20-100-M, 20-102-A, 40-001-A, 10-103-A, 20-101-A, 10-100-A, 10-100-A, 10-100-A

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

Reason(s) for Refusal

- 1 The proposed demolition of the front facade with its composition of brick, stone and distinctive cantilevered oriel bays, which makes a positive contribution to the Bloomsbury Conservation Area, and its replacement with a metal clad and glazed façade would by virtue of its detailed design, form and materials and lack of responsiveness to the local vernacular cause less than substantial harm to the character and appearance of the Bloomsbury Conservation Area, contrary to the policies D1 and D2 of the London Borough of Camden Local Plan (2017).
- 2 In the absence of a legal agreement to secure a Construction Management Plan with the associated implementation support contribution and a Construction Impact

Bond, the development would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area. The development would therefore be contrary to policies DM1 (Delivery and monitoring), A1 (managing the impact of development) and T4 (sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing a Highways Contribution, would fail to mitigate the impact of the works on the adjacent highway contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

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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

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

Daniel Pope
Director of Economy, Regeneration and Investment