

Application ref: 2020/5224/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 22 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

F7 Construction  
.

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: 0193/100 Rev.P1; 0193/110 Rev.P1; 0193/120 Rev.P1; 0193/130 Rev.P1; Site location plan; block plan; planning statement; Noise impact assessment report by Sound Licensing Ltd dated 20/1/19 and Odour Risk Assessment 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 unit 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