

Application ref: 2020/1648/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 18 January 2021

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

Newsteer
Newsteer
c/o HubHub
20 Farringdon Street
London
EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
307 Gray's Inn Road
London
WC1X 8QS

Proposal:
Installation of replacement shopfront, residential entrance and access steps with covering over of light-well.

Drawing Nos: Site Location Plan, 1278 P-003 A. Cover Letter/ Design and Access Statement 02/04/2020.

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

Reason(s) for Refusal

- 1 The proposed shopfront, by virtue of its size, design and location, would result in an unsympathetic and incongruous frontage that would have a detrimental impact on the character and appearance of the host building and wider Kings Cross conservation area, contrary to policies A1 (Impact of development), D1 (Design), D2 (Heritage) and D3 (Shopfront) of the Camden Local Plan 2017.
- 2 The proposed infilling of the light-well and removal of railings would be detrimental to the character and appearance of the host property, the wider area and Kings Cross Conservation Area contrary to policies A1 (Impact of development), D1 (Design), D2

(Heritage) and D3 (Shopfront) of the Camden Local Plan 2017.

Informative(s):

- 1 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

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

Daniel Pope
Chief Planning Officer