

Application ref: 2020/2878/P
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Date: 2 February 2021

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Mr Martin Stephens
991 Grear West Road
Brentford
TW8 9DN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

LUL Vent Shaft
Euston Road and Gower Street
London
NW1 1HS

Proposal:

Erection of steel envelope (cladding) on steel frame fixed onto existing concrete vent shaft (Sui Generis).

Drawing Nos: A01460 pg.5 Site Location Plan, A01460 pg.6 Block Plan, A01460 pg.7 Existing Structure Elevation, A01460 pg.8 Proposed Structure Elevation, A01460 pg.12 Structural Frame, A01460 pg.11 Screen Specifications.

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

Reason(s) for Refusal

1 Reason for Refusal:

The steel frame and envelope, by virtue of its size, scale, design, location and materials would be an incongruous and overly dominant feature that would harm the surrounding area, detracting from the clutter free and open aspect from Euston Circus. These elements of the proposal are considered to be an unsympathetic and

unacceptable form of development that would be detrimental to the character and appearance of the streetscape and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017.

2 Reason for Refusal

The steel frame and envelope, by virtue of its size, scale, design and location, would be detrimental to the free movement of pedestrians, cyclists and the visually impaired, contrary to policy T1 (Prioritising walking, cycling and public transport) 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



Daniel Pope
Chief Planning Officer