

Application ref: 2021/5885/P  
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Date: 27 September 2022

**Development Management**  
Regeneration and Planning  
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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: Replacement shopfront, residential entrance and access steps with covering over of light-well.

Drawing Nos: Site Location Plan, P-003 C, SK001 22-01-20. Cover Letter (D&A statement: Newsteer Real Estate Advisers 30/11/2021).

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 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 St Pancras Conservation Area, contrary to policies A1 (Impact of development), D1 (Design), D2 (Heritage) and D3 (Shopfronts) 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 and the wider Kings Cross St Pancras Conservation Area contrary to policies A1 (Impact of development), D1 (Design), D2 (Heritage) and D3 (Shopfronts) 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](mailto: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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

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