



Board Direction

Ref: PL29S.245418

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 12th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order / Inspector's draft reasons and considerations.

Reasons and Considerations.

Having regard to the proposed amalgamation of the existing public house with No 3 Camden Row and the ancillary buildings to the rear of Nos. 2 and 3 Camden Row and No 91 Camden Street (a protected structure and recorded monument) and the proposed interventions to historic fabric entailing partial demolition and removal of features and fixtures from the ancillary buildings to No 91 Camden Street it is considered that the proposed development would sever the historic plot and ensemble of buildings at No 91 Camden Street and would diminish the legibility and special character of the two distinct protected structures at No 91 and at No 92 Camden Street Lower. Furthermore, it is considered that it would be inappropriate to determine proposals for one part of the overall ensemble of buildings, including the upper floors of No 92 Camden Street Lower and of No 91, in the absence of comprehensive proposals for the development and conservation of the entirety of these buildings. The proposed development would therefore be seriously injurious to the integrity, character and special interests of the protected structure at No 91 Camden Street Lower and would be contrary to the proper planning and development of the area.

Note: The Board did not concur with the inspector that the further extension of the shopfront along Camden Row and new openings to facilitate the extension of the public house's outdoor area would be unacceptable.

Board Member: _____ Date: 12.01.16
Paul Hyde