

Application ref: 2023/0808/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 6 July 2023

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

SIAW LTD
Winston House, 1st Floor
359 Regents Park Road
London
N3 1DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 8
70 Guilford Street
London
WC1N 1DF

Proposal:

Infill roof extension to create a mezzanine level with habitable rooms, involving reconfiguration of the existing 2x third floor flats.

Drawing Nos:

Location Plan, GS-A-LOC; Site Plan, GS22; Proposed Cross Section, GS22-801; Proposed Third, Fourth Floors and Roof Layouts; GS22-A-305; Proposed Front and Rear Elevations, GS22-A-701; Existing Lower and Ground Floor Layouts; D&A Statement and Heritage Appraisal prepared by SIAW Ltd

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

Reason(s) for Refusal

- 1 The proposed removal of the existing roof, the form, scale and design of the new roof causes harm to the special architectural and historic significance of the host and neighbouring Grade II listed buildings and the character and appearance of the Bloomsbury Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The proposed new roof extension is considered to have a detrimental impact on the amenity the neighbouring property, contrary to Policy A1 (Amenity) of the Camden Local Plan 2017.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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