

Application ref: 2018/6282/P
Contact: Ewan Campbell
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Date: 13 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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www.camden.gov.uk/planning

J Butterworth Planning
71-75 Shelton Street
London
WC2H 9JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
12 Mabledon Place
London
WC1H 9AZ

Proposal:
Erection of single storey roof extension.
Drawing Nos: 0403-A-01-01-05 and DAS, Planning and Heritage Statement (19/12/2018)

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

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its principle, design and height would be detrimental to the character and appearance of the host building, streetscene and surrounding area. This would harm the significance of the host listed building, the listed buildings on Cartwright Gardens due to impact on their setting, and the significance of the Bloomsbury Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed roof extension, due to height and proximity to the rear of 27 and 28 Cartwright Gardens would result in loss of outlook and an increase sense of enclosure. It would therefore be contrary to policy A1 (Managing the impacts of development) of the London Borough of 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 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