

Application ref: 2024/1649/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 5 August 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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

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 mansard roof extension to create one additional HMO room.

Drawing Nos: 2024/A/01/01; 2024/A/01/02; 2024/A/01/03; 2024/A/01/04; 2024/A/01/05; 2024/A/01/06; 2024/A/01/07; Design & Access, Planning and Heritage Impact Statement prepared by J Butterworth Planning Limited, April 2024

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 bulk, design and resultant loss of the original roof form would harm the character and appearance of the Grade II listed building and would harm the significance of the neighbouring listed buildings on Cartwright Gardens (Numbers 27-45) due to impact on their setting, and harm the character and appearance of the Bloomsbury Conservation Area contrary to policies D1 (Design) and D2 (Heritage) 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](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>.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer