

Application ref: 2024/2262/L
Contact: Brendan Versluys
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Date: 5 August 2024

Development Management
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J Butterworth Planning
71-75 Shelton Street
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
12 Mabledon Place
London
WC1H 9AZ

Proposal:
Erection of a mansard roof extension.

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** listed building consent 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 detract from the overall integrity of the building's special architectural and historic interest 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 policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

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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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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