

IBLA
11 Wells Mews
London
W1T 3HDApplication Ref: **2013/3640/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

9 January 2014

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**Address:
25-26 Red Lion Street
London
WC1R 4PSProposal:
Roof extension at 4th floor level to provide 2no. 1 bedroom flats and associated reconfiguration of existing extract duct to the rear.

Drawing Nos: 774 P01, 774 P02A, 774 P03A, 774 P04, 774 P05, 774 P06, 774 P7, 774 P08A, 774 P09A, 774 P10, 774 P11, 774 P12, 774 P13, 774 P14, Noise Impact Assessment Report -10191.NIA.01, prepared by KP Acoustics, dated 13/08/2013, Design and Access Statement Revision A, dated May 2013.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its form, bulk and terminating height would result in harm to the character and appearance of the host building, the terrace of which it forms part and of this part of the Bloomsbury conservation area, contrary to



policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by reason of inadequate floorspace would result in sub-standard residential accommodation and be harmful to the amenities of future occupiers, contrary to policies CS5 (managing the impact of growth and development) and CS6 (providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP26 (managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Policies.
- 3 The proposed development, in the absence of a legal agreement to secure car-free housing units, would fail to promote more sustainable and efficient forms of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

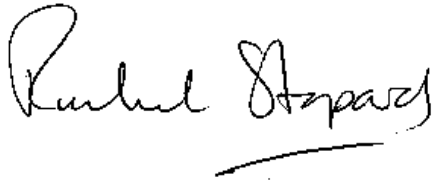
Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal no, 3 and 4 could be overcome by entering into a S106 planning agreement with the Council as Local Planning Authority.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.