

Brooks/Murray Architects
8-10 New North Place
London
EC2A 4JA

Application Ref: **2013/4501/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

24 September 2013

Dear Sir/Madam

DECISION

Town 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:

**10
11 and 12 Charlotte Place
London
W1T 1SH**

Proposal:

Mansard roof extension to numbers 10, 11, 12 Charlotte Place to create 3 x 1 bed maisonettes and replacement of front elevation casement windows at No 10 to sash windows to residential units (Class C3)

Drawing Nos: Design and Access Statement, Jul 2013; Life Times Homes Statement; P - 976 -001; P - 976 -003; P - 976 -004; P - 976 -005; P - 976 -006; P - 976 -0101; P - 976 -0120; P - 976 -0121; P - 976 -0122; P - 976 -0130; P - 976 -0131;

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

Reason(s) for Refusal

- 1 The proposed additional floor, due to its scale, location and detailed design would result in a prominent, obtrusive and top-heavy extension, which would fail to respect its setting and context and would harm the character and appearance of the host

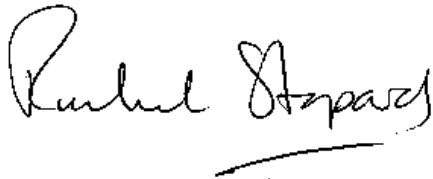


buildings, the streetscene and the Charlotte Street Conservation Area. This would be contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

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