

Douglas and King Architects
Back Building
148-150 Curtain Road
London
EC2A 3AR

Application Ref: **2013/3541/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

29 August 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

Householder Application Refused

Address:
4 Warren Mews
London
W1T 6AW

Proposal:

Creation of terrace to flat roof at third floor level together with the erection of glass stair enclosure and balustrade (Class C3).

Drawing Nos: WARm ex 300, WARm ex 101, WARm ex 200, WARm ex 201, WARm ex 301, WARm ex 001 A, WARm ex 100 A, WARm ga 300, WARm ga 101, WARm ga 200, WARm ga 201, WARm ga 301 and WARm ga 100A.

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

Reason(s) for Refusal

- 1 The proposed terrace with associated glass balustrade and stair enclosure, by virtue of their siting, scale and materials, would appear as an incongruous addition to the host building and the row of mews properties within which it is located failing to respect its character and integrity and disrupting the uniform pattern of development.



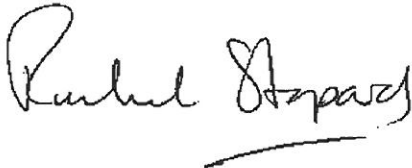
In addition the proposal would fail to preserve and enhance the character of the surrounding Conservation Area, contrary to Policy CS14(Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24(Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed terrace by virtue of its scale and siting would result in harm to the privacy enjoyed by neighbouring residents within Nos.23-29 Conway Street resulting harm to their amenity, contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.

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



Rachel Stopard
Director of Culture & Environment

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