

Clarion Building Consultants Ltd  
Clarion Building Consultants Ltd  
36 Stirling Road  
St Leonards On Sea  
East Sussex  
TN38 9NPApplication Ref: **2013/2887/P**  
Please ask for: **Alan Wito**  
Telephone: 020 7974 **6392**

6 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**Full Planning Permission Refused**Address:  
**35 Swinton Street**  
**London**  
**WC1X 9NT**Proposal:  
Erection of mansard roof with 3x dormer windows and 1x roof-light.  
Drawing Nos: Site location plan; 130407B/E1/rev2; 130407B/SEC1; 130407B/P1/rev2;  
130407BPe1-rev1; 130407B/P1/rev2; 130407B/SEC2The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

## Reason(s) for Refusal

- 1 The proposed mansard roof extension, by virtue of its impact on the gable wall and pediment of the building, is harmful to the character and appearance of Bloomsbury Conservation Area and the listed terrace of which it forms part and would be contrary to Camden Planning Guidance and policies CS14 (Promoting high quality places and conserving our heritage) 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, in the absence of a legal agreement to secure a construction management plan, would be likely to give rise to conflicts with other road users and 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), DP20 (Movement of goods and materials), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) and DP32 (Air Quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies 2010.

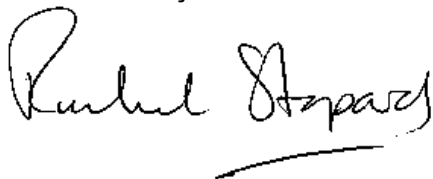
Informative(s):

- 1 The applicant is advised that a scheme which involved the insertion of dormer windows into the existing roof which respected the fenestration of the building could be acceptable.
- 2 The applicant is advised that reasons for refusal numbered 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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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