

Signet Planning  
56 Queen Anne Street  
London  
W1G 8LA

Application Ref: **2012/3229/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

16 August 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:

**Chester Hotel**  
**31-32 Argyle Square**  
**London**  
**WC1H 8AP**

Proposal:

Erection of two 3-storey rear extensions following the demolition of existing part 2/part 3-storey rear extensions and laundry outbuilding of hotel (Class C1).

Drawing Nos: Site Location Plan; XE(-) 100; 101; 102; 200; 301; YP(-) 100 Rev A; 101 Rev A; 102 Rev A; 200 Rev A; 301 Rev A; Planning Statement by Signet Planning dated June 2012; Design and Access Statement by Signet Planning

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

#### **Reason(s) for Refusal**

- 1 The proposed extensions by virtue of their height, depth and bulk are harmful to the host building, the setting of the listed buildings at 36-48 Argyle Square and the character and appearance of 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 extensions would be harmful to the amenity of adjoining occupiers in terms of loss of light, outlook and privacy, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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