

Gary Webb Architects  
11 Jerusalem Passage  
London  
EC1V 4JP

Application Ref: **2011/6371/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

14 March 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:  
**3 LEIGH STREET  
LONDON  
WC1H 9EW**

#### **Proposal:**

The replacement of existing roof extension staircase enclosure and installation of new enclosure with glazed balustrade associated with the use as a roof terrace to residential maisonette (Class C3).

Drawing Nos: Location Plan; 11/LS/01 Rev A; 11/LS/02 Rev B; 11/LS/03 Rev B; 11/LS/04 Rev B; 11/LS/05 Rev A.

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

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

- 1 The proposed roof extension by reason of its bulk, height, form and location, would create a bulky and discordant feature, which would harm the overall appearance of the property, harm the integrity and setting of the terrace of buildings at numbers 1-20 Leigh Street and harm the character and appearance of the conservation area, contrary to policies CS14 (Promoting high quality places and conserving our



heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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