

Gary Webb Architects
11 Jerusalem Passage
London
EC1V 4JP

Application Ref: **2012/0188/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

14 March 2012

Dear Sir/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Refused

Address:
**3 LEIGH STREET
LONDON
WC1H 9EW**

Proposal:

Works in association with the replacement of existing roof extension staircase enclosure and installation of new enclosure with glazed balustrade associated with the use as a roof terrace ancillary 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** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its bulk, height, location and appearance would be unduly visually prominent to the detriment of the special character and architectural interest of the listed building 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 to policy DP25 (Conserving Camden's



heritage) of the London Borough of Camden Local Development Framework
Development Policies

Informative(s):

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