

Campbell Architects Ltd
133 Harrow Road
Paddington
London
W2 1JP

Application Ref: **2011/5016/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

20 December 2011

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:
28 Museum Street
London
WC1A 1LH

Proposal:

Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations.

Drawing Nos: Site Location Plan; 1228_00_01 Rev A; 1228_00_02 Rev A; 1228_00_03; 1228_00_04; 1228_00_05; 1228_00_06; 1228_00_07; 1228_10_01 Rev A; 1228_10_02 Rev A; 1228_10_03 Rev A; 1228_10_04 Rev A; 1228_10_05 Rev A; 1228_10_06; 1228_10_07; Design Statements in Support of Planning and Listed Building Consent Revision A by Campbell Architects Dated September 2011; Email from Leigh Peters of Pearl & Coutts dated 21/09/2011; Available space schedule by Robert Irving Burns Property Consultants.

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



Reason(s) for Refusal

- 1 The proposed alterations, by reason of inaccurate, inconsistent and lack of detailed drawings with regard to: reference to the location and extent of the replacement flues; clarity as to the precise location of the roof level handrail on the north-east (front) elevation; detail as to any proposal in relation to a ground floor door connecting the ground floor operation to the entrance hall, would be likely to be detrimental to the character of the host building, streetscene and the character and appearance of this part of Bloomsbury Conservation Area, cause harm to the amenity of neighbouring and nearby occupiers and cause harm to the function of the basement and ground floor operations, contrary to policies CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of growth and development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed external alterations, by reason of detailed design, would be detrimental to the character of the host building, the streetscene and the character and appearance of this part 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.
- 3 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal number 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 You are advised this submission includes the following omissions/inaccuracies/inconsistencies:
 - the roof level handrail towards the front (north-east) elevation is shown on the

proposed section plan to be adjacent to the front parapet; on the proposed floor plan is appears to be set back from the parapet.

- On the rear elevation at first floor level the existing flue is said to be re-routed from its current position. However no details in this respect have been provided.

- An internal door (understood to be a fire door) between the basement/ground floor unit and entrance hall at ground floor level (as seen during the officer site visit) is not shown at present on the existing or proposed plans.

In any future application the Council will expect fully accurate plans and all the necessary supporting information to be submitted for consideration.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444