

Alma-nac
11 Waterloo Court
10 Theed Street
London
SE1 8ST

Application Ref: **2011/4464/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

24 November 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:
**45 Calthorpe Street
LONDON
WC1X 0HG**

Proposal:

Erection of an external access staircase to rear elevation from lower ground to ground floor level and associated alterations to include the replacement of existing rear window with new door and the blocking of existing rear door at ground floor level to residential flat (Class C3).

Drawing Nos: Site location Plan (Ref:001); 002; 003 Rev A; 004 Rev A; 005 Rev A; 010 Rev A; 015; 016 Rev B; 020; 030; 040; 050

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

Reason(s) for Refusal

- 1 The proposed french door and staircase to be located on the rear elevation, are considered unacceptable by reason of their design and would detract from the visual amenity and special architectural and historic interest of the Grade II listed building. The proposals would fail to preserve and enhance the character and appearance of



the 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.

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