

Charles Barclay Architects  
74 Josephine Avenue  
London  
SW2 2LA

Application Ref: **2011/4199/P**  
Please ask for: **Neil McDonald**  
Telephone: 020 7974 **2061**

17 October 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

### **Householder Application Refused**

Address:  
**32 Coptic Street**  
**London**  
**WC1A 1NP**

#### **Proposal:**

Additions and alterations including erection of a roof extension with associated terrace; and a part-two, part-four storey rear extension incorporating a platform lift, covered link and additional living accommodation for the existing dwelling house (Class C3).

Drawing Nos: (E)- 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13; (P)- 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13.

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 partial extent of coverage, detailed design and proportions, and the resulting loss of the existing chimney, would be detrimental to the architectural quality of the existing building and the character and appearance of the streetscene and wider Bloomsbury Conservation Area, contrary



to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

- 2 The proposed rear extension, by reason of its height, form, position and materials, would appear as an obtrusive feature that would dominate the rear of the building and be detrimental to the character and appearance of the existing building and the wider Bloomsbury Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.
- 3 The proposed pavement grill and recessed doors on Coptic Street, by reason of their form and location, would be likely to cause harm to public safety and hinder pedestrian movement, contrary to policies CS11 (Promoting sustainable and efficient travel), CS17 (Making Camden a safer place) and DP21 (Development connecting to the highway) of London Borough of Camden Core Strategy and Local Development Framework Development Policies.

Informative(s):

- 1 In respect of any possible future roof extension at this application site it is considered that a full width extension in the mansard form may be more likely to be considered appropriate.

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