

Ms Gillian B K Mosely
36a Lambs Conduit Street
London
WC1N 3LJ

Application Ref: **2011/2972/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

29 September 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:
36a Lambs Conduit Street
London
WC1N 3LJ

Proposal:

Erection of two storey extension at rear lower ground and ground floor levels within rear garden in connection with existing residential maisonette in rear wing (Class C3).

Drawing Nos: Site Location Plan; 001; 002; 003; 004; 005; 006; 007; 601; 602; 603; 604; 605; 606; 607; 651; 652; 653; 660;

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

Reason(s) for Refusal

- 1 The proposed two storey rear extension, by reason of its siting and scale, would result in overdevelopment and enclosure of the rear courtyard and thus be harmful to the setting of the listed building as well as to the character and appearance of the wider 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.

- 2 The proposed two storey rear extension and associated upper terrace and window, by reason of their location opposite a neighbouring habitable room window, would result in a loss of privacy to 36 Lambs Conduit Street to the detriment of their residential amenities, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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