

SH Architects Ltd
17 Powis Mews
LONDON
W11 1JN

Application Ref: **2010/3921/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

15 September 2010

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:
1 Regent Square
London
WC1H 8HZ

Proposal:

Erection of a first floor rear extension to ground floor flat (Class C3) and creation of roof terrace, including lowering of the floor level in the rear addition at ground floor level, installation of windows at ground floor level on west elevation and associated alterations.

Drawing Nos: Site location plan; RS01_101; RS01_102 B; RS01_110 A; RS01_111 A; RS01_112; RS01_113 A; RS01_114 A; RS01_115 A; RS01_116B; RS01_117 A; RS01_119 A.

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its size, appearance and detailed design, would have a detrimental impact on the appearance of the building, the appearance and setting of the terrace, the character and appearance of the wider Bloomsbury



Conservation Area and would cause harm to the historical features and setting of St. George's Gardens, contrary to policies B1 (General design principles), B3 (Alterations and Extensions), B6 (listed Buildings), B7 (Conservation Areas) and N3 (Protecting open space designations) of the London Borough of Camden Replacement Unitary Development Plan 2006 and policies CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP31 (Provision of, and improvements to, open space, sport and recreation) of London Borough of Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s).

- 2 The proposed windows in the side elevation of the extension, the roof terrace and stairs, by reason of their size and location, would result in overlooking of habitable rooms of adjoining properties resulting in an unacceptable loss of privacy of adjacent occupiers, contrary to policies SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of London Borough of Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s).

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