

SH Architects Ltd
17 Powis Mews
LONDON
W11 1JN

Application Ref: **2010/0718/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

31 March 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 for ground floor flat 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 (Class C3).

Drawing Nos: Site location plan; RS01_101; RS01_102; RS01_110; RS01_111; RS01_112; RS01_113; RS01_114; RS01_115; RS01_116; RS01_117

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 settings of



St. George's Park 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.

- 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 Replacement Unitary Development Plan 2006.

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