

Tsuruta Architects
Vanguard Court
36-38 Peckham Road
London
SE5 8QT

Application Ref: **2008/5529/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

11 March 2009

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:
**5-11 Monmouth Street
London
WC2H 9DA**

Proposal:

Erection of a fourth and fifth floor roof extension to nos. 9-11 and erection of a 5th floor mansard roof extension with remodelled 4th floor to nos. 5-7, to provide eight additional bedrooms to the existing hotel (Class C1), plus associated window alterations to front and rear elevations, and installation of an external glazed lift enclosure from ground to 5th floors at the rear of building.

Drawing Nos: Site Location Plan; EX10; EX20; PL00; PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL10; PL20; PL21.

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 extensions, by reason of their height, bulk and location, would be detrimental to the form and appearance of the buildings and to the character of the



streetscene and would fail to preserve the character and appearance of the Seven Dials (Covent Garden) Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within Camden Planning Guidance 2006.

- 2 The proposed lift on the rear elevation of the building, by reason of its height and bulk, would be detrimental to form and appearance of the building and fail to preserve the character and appearance of the Seven Dials (Covent Garden) Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within Camden Planning Guidance 2006.
- 3 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to have a detrimental impact on the local environment and traffic networks and on highway and pedestrian safety by virtue of inappropriate vehicular movements, contrary to policy T12 (works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan and guidance contained within Camden Planning Guidance 2006.

Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that reason 3 could be overcome, in the context of a scheme acceptable in all other respects, by entering into a legal agreement with the Council.

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