

SRC London  
14 Denmark Street  
LONDON  
N17 0JL

Application Ref: **2008/5619/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:

**Seven Dials Hotel**  
**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 insertion of an internal lift shaft from ground to 5th floors.

Drawing Nos: Site Location Plan: Ele 0824 Rev A; Ele 0823 Rev A; Exi 0701 Rev B; Exi 0702 Rev B; Exi 0703 Rev A; Exi 0704 Rev A; Exi 0705 Rev A; Exi 0706 Rev A; Exi 0707 Rev A; Ele 0721 Rev A; Ele 0719 Rev B; Pro 0708 Rev B; Pro 0709 Rev A; Pro 0710 Rev C; Pro 0711 Rev B; Pro 0712 Rev B; Pro 0713 Rev B; Pro 0714 Rev B; Pro 0715 Rev A; W0723 Rev A; D0722 Rev A. Sec 0716A Rev B; Sec 0717 Rev B; Sec 0722.

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 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 2006 and guidance contained within Camden Planning Guidance 2006.

#### Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that reason 2 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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