

Gerald Eve
7 Vere Street
LONDON
W1G 0JB

Application Ref: **2007/3409/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

26 September 2007

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:
74/77 Great Russell Street
London
WC1B 3DA

Proposal:

The erection of new mansard roof addition for office use (Class B1).

Drawing Nos: Drawing Issue Sheet; Historical View Appraisal; Structural Philosophy for proposed Roof Extension; Noise impact assessment; PP-301 C; 001; 002; 003 b; 103; 104; 105; 113; 114 B; 115 C; 200; 201 C; 202 A; 300; 4.MH.01

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

Reason(s) for Refusal

- 1 The proposed dormer windows, lift over run, plant, plant enclosure and stair enclosure, by virtue of the size, bulk, massing and inappropriate design would be visually intrusive to the host building and when viewed from surrounding streets and would be harmful to the character and appearance of the host building and would fail to either preserve or enhance the character and appearance of the conservation area. This would be contrary to policies B1 (General design principles), B3



(Alterations and extensions), B7 'Conservation areas' of the adopted Replacement Unitary Development Plan 2006 and guidance relating to 'Conservation areas', 'Design' and 'Roof and terraces' of the approved Camden Planning Guidance 2006.

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