

Brooks/Murray Architects
8-10 New North Place
London
EC2A 4JAApplication Ref: **2013/7866/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

27 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
17 Shorts Gardens
London
WC2H 9AT

Proposal:

Erection of a single storey rear extension at 2nd floor level to provide additional office space.

Drawing Nos: P2 - 981.04 - 001; P2 - 981.04 - 002; P2 - 971.04 - 002; P2 - 971.04 - 005;
P2 - 971.04 - 130; P2 - 971.04 - 101 A; P2 - 971.04 - 120 - AThe Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed second floor rear extension, due to its location and scale would result in a harmful loss of outlook and result in an increased sense of enclosure to the neighbouring properties at no.15 Shorts Gardens, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

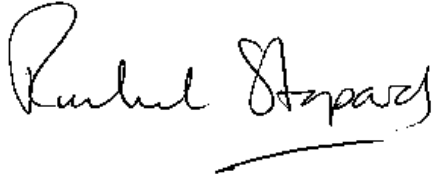


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment