

Brooks/Murray Architects
8-10 New North Place
London
EC2A 4JAApplication Ref: **2014/3410/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

2 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) RefusedAddress:
17 Shorts Gardens
London
WC2H 9AT

Proposal:

Variation of condition 3 (approved plans) of planning permission 2013/7185/P dated 07/03/2014 (for the erection of a mansard roof extension with front and rear dormer windows), namely to replace the front mansard windows with folding doors, add rooflight and increase size of rear mansard windows.

Drawing Nos: Site location plan; P1- 981.04 - 101; P1- 981.04 - 120; P1 - 981.04 - 121; P1 - 981.04 - 130

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

Reason(s) for Refusal

- 1 The proposed alterations to the mansard roof extension by reason of their inappropriate design would fail to preserve and enhance the character and appearance of the host building, the wider streetscene and the Seven Dials conservation area. The proposal is therefore contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high



quality design) and DP25 (Conserving Camden's heritage) 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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment