

The JTS Partnership  
Number One  
The Drive  
Great Warley  
Brentwood  
Essex  
CM13 3DJ

Application Ref: **2014/3959/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

22 August 2014

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Women@Thewell**  
**54 Birkenhead Street**  
**London**  
**WC1H 8BB**

Proposal:

Replacement of one UPVC window with single timber glazed door, removal of existing open railings to rear elevation and erection of 1.1 metre high black balustrade railings to create roof terrace at second floor level on rear wing.

Drawing Nos: JTS/IOLM/KingsCross/PLA/01, 200REV01, 201REV02, 203 REV01, 204REV01, 206REV02, 207REV03.

The 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 level rear roof terrace, by reason of its position and proximity to neighbouring residential accommodation at No.1 Crestfield Street, would result in a harmful degree of overlooking, 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



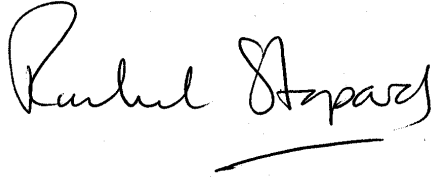
Local Development Framework Development Policies.

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 the name.

Rachel Stopard  
Director of Culture & Environment