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Application Ref: **2014/5910/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

7 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**25-26 Red Lion Street**  
**London**  
**WC1R 4PS**

#### **Proposal:**

Erection of a roof extension at 4th floor level to provide a 2 bedroom flat and associated reconfiguration of existing extract duct to the rear.

Drawing Nos: 774 P01, 774 P02A, 774 P03A, 774 P04, 774 P05, 774 P06, 774 P07, 774 P08A, 774 P09A, 1014 P12, 1014 P13, 1014 P14, Noise Impact assessment Report 10191.NIA.01, dated 13/08/2013.

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

#### **Reason(s) for Refusal**

- 1 The proposed development, by reason of its location, form, bulk and height, would result in harm to the character and appearance of the host building, the terrace of which it forms part and the Bloomsbury conservation area, 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.

- 2 The proposed development, in the absence of a legal agreement to secure a car-free housing unit, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal nos. 2 and 3 could be overcome by entering into a S106 planning agreement with the Council as Local Planning Authority.

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



Ed Watson  
Director of Culture & Environment