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Application Ref: **2014/2239/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

1 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
14 Doughty Mews
London
WC1N 2PG

Proposal:
Erection of a roof extension to create 2nd floor accommodation with inset balcony to existing flat.
Drawing Nos: Design & Access Statement, 14DM 01 E, 14 DM 03 P, 14 DM 04, Photos.

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

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its design, height, location and visual prominence within a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the host building, the overall terrace of properties and streetscene and the 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 In the absence of a daylight impact study to demonstrate otherwise, it is considered likely that the roof extension may result in loss of daylight and sunlight to the rear windows of flats in 11 Guilford Street to the detriment of their residential amenities, and is thereby 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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment