

ca(uk)ltd  
2 ST Youn Court  
Colney Heath Lane  
St Albans  
Herts  
AL4 0TR

Application Ref: **2014/6225/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

16 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat C  
293 Gray's Inn Road  
London  
WC1X 8QF**

Proposal:

Erection of roof extension over existing mansard.

Drawing Nos: Site location plan; GUZEL 293.99; -100; -101; -102; -103 (rev 17/11/2014); -104; -105 (rev 24/11/2014); & -106.

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 scale, bulk, height and detailed design would result in harm to the character and appearance of the host building, the terrace of which it forms part and of this part of the Kings Cross 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.



Informative(s):

- 1 You are advised that the existing railings and extension over the mansard do not appear to benefit from planning permission and are considered harmful to the character and appearance of the building and the conservation area. The Planning Enforcement Team will be instructed to open an investigation and take action if necessary.

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