

Hut Architecture
3rd Floor
35-39 Old Street
London
EC1V 9HX

Application Ref: **2014/7167/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

28 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
14 Leigh Street
London
WC1H 9EW

Proposal: Erection of a ground floor rear extension with associated extension to basement and partial change of use of ground floor rear and basement from commercial to residential. The creation of a lightwell and stair to front and remodelling works on upper floors.

Drawing Nos: E009 Rev E; E010 Rev D; E011 Rev D; E012 Rev D; E013 Rev D; E015 Rev C; E030 Rev C; Rev E; 031 Rev B; E040 Rev C; E041 Rev A; EB01 Rev A; EB02 Rev A; EB03 Rev A; EB04 Rev A; EB05; EB06 Rev B; EG01 Rev B; EG02 Rev B; E101 Rev B; E102 Rev B; E201 Rev B; E202 Rev B; E301 Rev B; E302 Rev B; E303 Rev A; PB01 Rev C; 009 Rev U; 010 Rev Y; 011 Rev N; 013 Rev O; 015 Rev K; 030 Rev E; 031 Rev M; 040 Rev K; and 041 Rev C.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed extension, by reason of inappropriate detailed design, would be detrimental to the special architectural and historic interest of the grade II listed



building, 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 Insufficient information has been submitted to enable the Council to determine that the proposed windows and materials would not have an adverse impact on the character and appearance of the building and the wider area, contrary to policy CS14 (promote high quality places) 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:

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 could be overcome by providing a further window plan which details all windows to be retained and replaced for a scheme that was in all other respects acceptable.

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