

Child Graddon Lewis  
Studio 1 155 Commercial Street  
London  
E1 6BJ

Tel 020 7974 4444  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2015/1562/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

16 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**20 Sandland Street**  
**London**  
**WC1R 4PZ**

Proposal:

Erection of a mansard roof extension to provide 1 x studio at third floor level and 1 x 2 bed maisonette at third and fourth floor level.

Drawing Nos: Design & Access Statement, P14-258 - Drg 100, P14-258 - 101, P14-258 - 110, P14-258 - 111, P14-258 - 112, P14-258 - 113, P14-258 -120, P14-258 - 121, P14-258 - 130, P14-258 - 131, P14-258 - 132, P14-258 - 213 Rev B, P14-258 - 214 Rev B, P14-258 - 220, P14-258 - 222 , P14-258 - 230 Rev A, P14-258 - 231 Rev A, P14-258 - 232 Rev A, P14-258 - 233 & P14-258 - 234

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by virtue of its height, mass, design and location, would be a discordant addition which would cause harm to the appearance of the host building and the character and appearance of the Bloomsbury



Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, 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 securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, 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 (2010) and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies (2010).

Informative(s):

- 1 You are advised that the application property is a complete composition and therefore any additional storey would be unacceptable in principle.

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