

IBI Design Associates
59 Chelmsford Road
LONDON
N14 5PY

Tel 020 7974 4444
Textlink 020 7974 6866

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

Application Ref: **2015/0094/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

11 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
55 Doughty Street
London
WC1N 2JT

Proposal:

Erection of a two storey rear extension, including formation of rear terrace following excavation, to provide additional bedsits within existing HMO.

Drawing Nos:

Design, access and heritage statement, CS/55/SP01, CS/55/SP02, CS/55/SP03, CS/55/SP04, CS/55/SP05, CS/55/SP06, CS/55/SP07, CS/55/SP08, CS/55/P01, CS/55/P02A, CS/55/P03A, CS/55/P04A, CS/55/P05A, CS/55/P06, CS/55/P07, CS/55/P07A (Lower Ground Floor), CS/55/P08A (Side elevation and section), CS/55/P08A (Drainage floor plan), CS/55/P09.

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

Reason(s) for Refusal

- 1 The proposed two storey extension, by reason of its location, size, design and form would be detrimental to the character, appearance and 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 The proposed 2 storey rear extension would result in a detrimental loss of outlook to Rooms 14 and 11 harming the amenity of existing occupiers and therefore would be contrary to policies CS5 (Managing the impact of growth and development) 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 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. In addition, special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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