

STS Structural Engineering  
58 Cross Way  
Welwyn Garden City  
Hertfordshire  
AL8 7EE

Application Ref: **2013/3862/P**  
Please ask for: **Miheer Mehta**  
Telephone: 020 7974 **2188**

22 August 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Approval of Details Refused**

Address:  
**72 Guilford Street**  
**London**  
**WC1N 1DF**

#### Proposal:

Details of condition 5 (new doorway) of planning permission ref: 2011/6464/P dated 23/07/2012 for the Change of use of 71 and 72 Guilford Street from nurses hostel (sui generis) and office use (Class B1) to a backpacker hostel (sui generis) with reinstatement of the front door and railings to 72 Guilford Street to match 71 Guilford Street. Change of use of 70 Guilford Street from a nurses' hostel (sui generis) and office use (Class B1) to 5 x 1-bedroom flats, 1 x 2-bedroom flat and 2 x 3-bedroom flats, external alterations including installation of balustrades and replacement of existing windows with doors for the provision of roof terraces to the rear at first and second floor level, alterations to fenestration at the front, side and rear elevation. Alterations at roof level to properties including installation of rooflights and lift overrun.

Drawing Nos: 0801-298-418

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



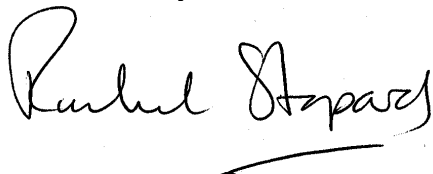
## Reason(s) for Refusal

- 1 The proposed details pursuant to condition 5 of planning permission 2011/6464/P dated 23/07/2012 by reason of their inappropriate design would be detrimental to the significance of the grade II listed building and terrace as well as the character and appearance of the Bloomsbury Conservation Area contrary to policies DP24, DP25 and CS14 of the London Borough of Camden LDF.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

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