

Rowan Orchid Architects
86-90 Paul Street
London
EC2A 4NE
United Kingdom

Application Ref: **2015/3074/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

16 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Doltan House
51 Werrington Street
London
NW1 1QN

Proposal:

Creation of 2 no 2 bed maisonette units on ground floor and basement levels including excavation to increase depth of existing basement and three new lightwells.

Drawing Nos: OS map, Design and Access Statement, 1504.1.EX.P00, 1504.1.EX.EX01, 1504.4.PA.P01, 1504.4.PA.E01, 150234/TA Basment Impact Assessment- Screening and Scoping Report, Report on Vault Structures and Internal Illuminance.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of the appearance and visual prominence of the lightwell voids and revealed basement facades, would be detrimental to the character and appearance of the host building and have a harmful impact on the significance of a building considered to be a non-designated heritage asset, 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), DP25 (Conserving Camden's heritage), DP27 (Basements and lightwells) and DP30 (Shopfronts) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that there is an outstanding enforcement investigation into the unauthorised rendering of the facades of the building. This planning application only relates to the change of use of the basement and ground floor levels and the creation of the lightwells to the front and side elevations and does not include any rendering of the elevations.

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