

Elden Croy Architect
28 Wilmington Square
London
WC1X0EGApplication Ref: **2015/3318/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application RefusedAddress:
1 Wells Square
London
WC1X 0PBProposal:
Proposed roof extension to the front and rear elevations.Drawing Nos: 01/50/129C12.08.2015; 02/50/129A12.08.15; 03/50/129C12.08.15;
04/50/129B12.08.2015; 05/50/1250/129The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extension, by virtue of its height, bulk, mass, detailed design and location, would harm the character and appearance of the building, the terrace with its unaltered roofscape and the wider streetscene, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.



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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment