

MD Design Associates
15 Swains Close
Tadley
Hampshire
RG26 4NFApplication Ref: **2015/5841/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

14 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
61 Neal Street
London
WC2H 9PJ

Proposal:

Erection of a ground floor and part 1st floor rear extension with roof light and pitched roof, including relocation of staircase window and installation of a/c units at 1st floor level rear.
Drawing Nos: Location plan, 20014/201295/02 B; 20014/201295/04 B; Design & Access Statement/ Unnumbered Existing floor plans and elevation drawings; Heritage Statement.The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed first floor rear extension, by reason of its height, depth and bulk, would harm the character and appearance of the host property, which is listed, the setting of its listed neighbour at no.59, and the character and appearance of the Seven Dials (Covent Garden) Conservation Area. As such it is 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.



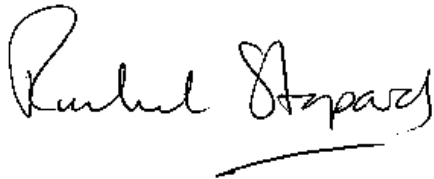
- 2 The proposed development, in the absence of adequate supporting information to demonstrate the impact of noise and vibration levels of the proposed new and relocated plant, would be likely to harm neighbouring residential amenities, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment