

Savills UK  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2016/0321/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

7 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**6 Coptic Street**  
**London**  
**WC1A 1NH**

Proposal: Erection of two storey rear extension and mansard roof extension with associated fenestration alterations

Drawing Nos: Design and Access Statement Revision B dated January 2016, prepared by HUT, E001, E009, E010, E011, E012, E013, E014, E030, E031, E040, E050, E051, 002, 009 Rev A, 010 Rev A, 011 Rev A, 012 Rev A, 013 Rev A, 014 Rev B, 015 Rev B, 030 Rev B, 031 Rev B, 040 Rev B, 041, Daylight and Sunlight Study - 6 Coptic Street, dated 18 May 2016, prepared by Right of Light Consulting, Letter prepared by prepared by Right of Light Consulting dated 22 March 2016, Planning statement prepared by Savills, Heritage statement, dated January 2016 prepared by Turley Associates.

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

#### **Reason(s) for Refusal**

- 1 The proposed rear extension, by reason of its bulk, mass and terminating height would result in harm to the character and appearance of the host building and of this part of the Bloomsbury conservation area, 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.

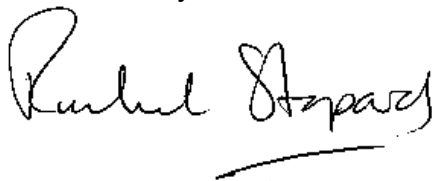
- 2 The proposed roof extension, by reason of its design, form, bulk, location in a pair of buildings unimpaired by later additions and removal of original roof form would result in harm to the character and appearance of the host building, the pair of buildings of which it forms part and of this part of the Bloomsbury conservation area, 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.
- 3 The proposed rear closet wing extension by reason of its height and location would result in a loss of amenity to neighbouring occupiers by virtue of the impact on sunlight, daylight and sense of enclosure to the adjoining roof terrace and windows at 5 and 7 Coptic Street, contrary to policy CS5 (Managing the impact of growth and development) 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 Supporting Communities