

4D Planning
86-90 Paul Street 3rd Floor
London
EC2A 4NE

Application Ref: **2016/2895/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1 Leigh Street
London
WC1H 9EW

Proposal: External alterations including erection of a mansard roof extension.

Drawing Nos: A-0B-00; A-0B-01; A-03-00; A-03-01; A-0L-01; A-0R-00; A-0R-01; A-65-00; A-76-00; A-77-00; A-77-01; 1LS03; 1LS04; 1LS05; LS01OS; LS01BP; Correspondence from applicant 12/08/16 (financials).

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension by reason of its height, bulk, mass, design and location on a terrace of properties with a largely unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace and 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.

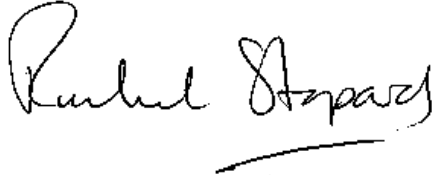


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 the name.

Rachel Stopard
Executive Director Supporting Communities