

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

Application Ref: **2016/3470/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

5 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
1 Leigh Street
London
WC1H 9EW

Proposal: Erection of a mansard roof extension and alterations to internal partitions at basement, ground and third floor levels.

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** listed building consent for the following reason(s):

Reasons for Refusal

- 1 The proposed mansard roof extension by reason of its loss of historic fabric and its height, bulk, mass, design and location on a terrace of properties with a largely unimpaired roofline, would be harmful to the special architectural and historic interest of the listed building, the adjoining listed buildings and the character and appearance 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 policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

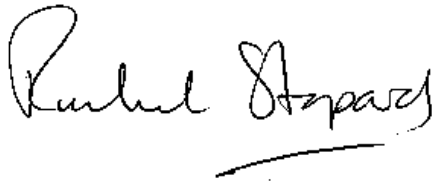


- 2 The proposed works at basement level, by reason of the alterations to the layout, would be harmful to the historic plan form of the building and adversely affect its special architectural and historic interest, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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
Executive Director Supporting Communities