

The Sacred Space Company
Office 236
Orion House
Bessemer Road
Welwyn Garden City
AL7 1HH

Application Ref: **2016/4569/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 3862

22 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Basement Flat
65 Grafton Way
London
W1T 6JA**

Proposal:

Single storey extension within rear basement courtyard
Drawing Nos: Site Location Plan, BE616/100, BE616/101

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its size, bulk and massing, loss of original fabric without justification, loss of outside space, impact on the plan form of the listed building and the urban grain of the conservation area would be detrimental to the host listed building and the Fitzroy Square 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, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and the principles of the Fitzrovia Area Action Plan.



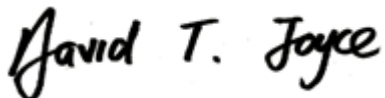
- 2 The proposed development by reason of the loss of outside space, loss of outlook and loss of light would be detrimental to the amenity of the occupants of the property contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities