

Metropolis Planning & Design  
4 Underwood Row  
London  
N1 7LQ

Application Ref: **2016/0788/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

23 January 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**20 Flaxman Terrace**  
**London**  
**WC1H 9AT**

Proposal:  
Erection of single storey roof extension to provide 226sqm additional office space (Class B1a) and associated works

Drawing Nos: 1384-D1000-rev01; 1384-D1099-rev01; 1384-D1100-rev01; 1384-D1101-rev01; 1384-D1102-rev01; 1384-D1103-rev01; 1384-D1700-rev00; 1384-D1701-rev00; 1384-D1702-rev00; 1384-D4099-rev01; 1384-D4710-rev00; 1384-D4100-rev01; 1384-D4101-rev01; 1384-D4102-rev02; 1384-D4104-rev02; 1384-D4520-rev00; 1384-D4521-rev00; 1384-D4711-rev00; 1384-D4712-rev00; 1384-D4820-rev02; Heritage, Design and Access Statement Addendum (dated October 2016); Planning Statement (dated 26/01/2016); Sustainability and Energy Statement (dated 04/02/2016); Daylight & Sunlight Report (dated February 2016).

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

#### Reason(s) for Refusal

- 1 The proposed roof extension, by virtue of its siting, size, detailed design and



appearance, would cause harm to the character and appearance of the host building, the street scene along Flaxman Terrace and the Bloomsbury Conservation Area, as well as harm to the setting of nearby listed buildings (17 Duke's Road and The Lodge on Flaxman Terrace), 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) the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant has failed to satisfactorily demonstrate that the proposed development would take measures to minimise the effects of, and adapt to, climate change through sustainable design and construction measures, contrary to policy CS14 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of adequate justification to demonstrate the provision of an appropriate contribution towards the supply of housing onsite, and the subsequent absence of a legal agreement to secure an appropriate contribution towards the supply of housing offsite, would fail to make adequate provision to the borough's strategic affordable housing targets, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP1 (Mixed use development) and DP3 (Contributions to supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing a construction management plan, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework and 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

*David T. Joyce*

David Joyce  
Executive Director Supporting Communities