

Metropolis Planning & Design  
4 Underwood Row  
London  
N1 7LQ

Application Ref: **2017/1968/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

31 May 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 at second floor level to provide 233sqm additional office space (Class B1a), with associated cycle parking and refuse storage

Drawing Nos: 1384-D1000-rev01; 1384-D1099-rev01; 1384-D1100-rev01; 1384-D1101-rev01; 1384-D1102-rev01; 1384-D1103-rev01; 1384-D1710-rev00; 1384-D1711-rev00; 1384-D1712-rev00; 1384-D5099-rev00; 1384-D5100-rev00; 1384-D5101-rev00; 1384-D5102-rev00; 1384-D5104-rev00; 1384-D5520-rev00; 1384-D5521-rev00; 1384-D5710-rev00; 1384-D5711-rev00; 1384-D5712-rev00; Heritage, Design and Access Statement (dated April 2017); Planning Statement (dated 31/03/17)

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 and Policies D1 (Design) and D2 (Heritage) of the of the Camden Local Plan Submission Draft 2016.

- 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 and Policies CC1 (Climate change mitigation), CC3 (Water and flooding) and CC4 (Air quality) of the Camden Local Plan Submission Draft 2016.
- 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 and Policies H1 (Maximising housing supply), H2 (Maximising the supply of self-contained housing from mixed-use schemes) and H4 (Maximising the supply of affordable housing) of the Camden Local Plan Submission Draft 2016.
- 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 and Policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and Materials) of the Camden Local Plan Submission Draft 2016.
- 5 The proposed development, in the absence of a legal agreement securing employment and business support obligations, would fail to contribute towards maximising opportunities for local residents and businesses, contrary to policy CS8 (promoting a successful and inclusive economy) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP13 (Employment premises and sites) of the London Borough of Camden Local Development

Framework Development Policies and policies E1 (Economic development) and E2 (Employment premises and sites) of the Camden Local Plan Submission Draft 2016.

Informative(s):

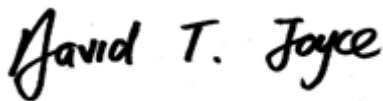
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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  
Director of Regeneration and Planning