

Cooley Architects  
123 Aldersgate Street  
London  
EC1A 4JQ

Application Ref: **2017/2176/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

6 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**4 Windmill Street**  
**LONDON**  
**W1T 2HZ**

#### **Proposal:**

First floor rear extension to create additional office space (Class B1a).

Drawing Nos: Prefix [883-] EX-0S01, (as existing:) EX-01 01, EX-XX01, (as proposed:) DG-XX01, DG-XX02, DG-XX03, DG-XX04, DG-01 01, DG-02 01, Daylight & Sunlight Assessment by Right of Light Consulting dated 31.3.2017, Design & Access Statement by Cooley Architects ref. 883-RT1-MB300317 dated April 2017.

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

#### **Reason(s) for Refusal**

- 1 The proposed rear extension, by reason of its location, bulk and size, would appear as an incongruous addition failing to appear subordinate in its context to the rear of the host building and other surrounding street fronting buildings and thus would be detrimental to the character and appearance of the Charlotte Street Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

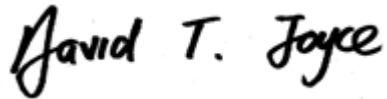


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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