

Savills UK
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/2393/P**
Please ask for: **Nora-Andreea Constantinescu**
Telephone: 020 7974 **5758**

15 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
6 Coptic Street
London
WC1A 1NH

Proposal:
Erection of first floor rear extension, installation of glazed entrance and enlargement of rooflights to existing ground floor rear extension, alterations to the rear windows and replacement window at the ground floor level to front elevation, all to office building (Class B1a).

Drawing Nos: E001; E009; E010; E011; E012; E013; E014; E030; E031; E040; E050; E051; 002; 009 Rev C; 010 Rev C; 011 Rev C; 012 Rev C; 013 Rev C; 015 Rev D; 030 Rev C; 031 Rev C; 040 Rev D; 041 Rev B; 051 Rev D; Daylight and sunlight study dated 28/03/2017; Design and Access Statement.

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

Reason(s) for Refusal

- 1 The proposed first floor rear extension by reason of its location, bulk and mass



would result in harm to the character and appearance of the host building and of this part of the Bloomsbury Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.

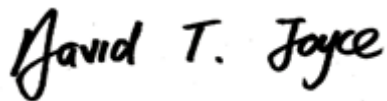
- 2 The proposed first floor rear extension, by reason of its location, bulk and mass would result in a loss of amenity to neighbouring occupiers by virtue of the impact on sunlight, daylight and sense of enclosure to the adjoining windows at No. 7 Coptic Street, contrary to policies A1 (Managing the impact of Development) of 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