

Mr. Roger England
47 Great Russell Street
London
WC1B 3PB

Application Ref: **2016/3473/P**
Please ask for: **Gary Bakall**
Telephone: 020 7974 **5618**

2 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
47 Great Russell Street
London
WC1B 3PB

Proposal:

Creation of roof terrace on existing single-storey rear extension, including installation of perimeter trellis screens around terrace, glazed timber skylights on roof and railings on existing access bridge (retrospective).

Drawing Nos: Unnumbered; site plan, existing 1st floor plan, proposed 1st floor plan, proposed section, proposed elevation, proposed rear elevation, heritage statement/design & 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 use of the rear 1st floor flat roof area as a roof terrace, by reason of overlooking, noise and disturbance, results in an unacceptable loss of amenity to neighbouring residential occupiers in Great Russell Street and Museum Street. This is contrary to policy A1 (Managing the Impact of Development) of the London Borough of Camden Local Plan 2017.



- 2 The trellis screens, by virtue of their size, location and detailed design, are considered to be incongruous additions at the rear of the property and have a detrimental impact on the character and appearance of the host building, the setting of the host and adjacent listed buildings, and the character and appearance of the wider Bloomsbury conservation area. This is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

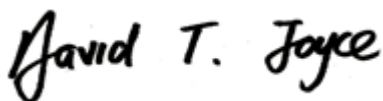
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning