

RPS Group
140 London Wall
London
EC2Y 5DN
United Kingdom

Application Ref: **2018/0509/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

11 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
21 John Street
London
WC1N 2BF

Proposal: Erection of roof extension at 8th floor level to provide an additional 1 bed residential flat.

Drawing Nos: JM033_PL_0001 00, JM033_PL_002 00, JM033_PL_0100, JM033 - PL - 0107, JM33 - PL - 0108 00, JM033 - PL - 0200 01, JM033 - PL - 0201 00, JM033 - PL - 202, JM033 - PL - 0300, JM033 - PL - 1107 01, JM033 - PL - 1108 01, JM033 - PL - 1109 01, JM033 - PL - 1200 01, JM033 - PL - 1201 01, JM033 - PL - 1202, JM033 - PL - 1300 01, RPS CgMs Cover Letter AE/MZ/22969 January 2018, Design & Access Statement Issue 01 Jaspar July 2017, Planning Statement JCG22969 RPS January 2018, Heritage Statement and AVR views 3665A Heritage Collective January 2018, Energy Statement 18-E018-002 V2 Ensphere March 2018, Daylight and Sunlight Report Jaspar Ref: JM033 - June 2018, Light to Windows at Mytre Court Jaspar June 2018, Daylight and Sunlight Assessment T16 Design Ref: 2761 1 July 2018

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

Reason(s) for Refusal



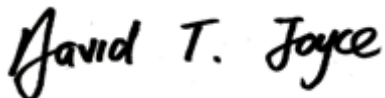
- 1 The proposed roof extension by reason of its height, massing, scale, design and position at roof level would be a visually prominent and incongruous addition to the building, which would not relate well to the height, scale and architectural composition of the listed building, the consistent scale of the adjacent listed townhouses and the identified conservation area views. As a result the development would harm the architectural interest of the Grade II Listed Building, the setting of adjacent Listed terraces on John Street and Doughty Street and the character and appearance of the Bloomsbury Conservation Area contrary to Policies D1 (Design), D2 (Heritage) of the Camden Local Plan (2017).
- 2 In the absence of a legal agreement to secure car free housing the development would fail to encourage car free lifestyles, promote sustainable ways of travelling, help to reduce the impact of traffic and would increase the demand for on-street parking in the CPZ contrary to Policy T2 (Parking and car-free development) 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



David Joyce
Director of Regeneration and Planning