

Application ref: 2018/4025/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 31 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

OB Architecture
The Dispensary
5-6 The Square
Winchester
SO23 9ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**9 John Street / 9 Northington Street
London
WC1N 2ES**

Proposal:

Erection of single storey roof extension to Northington Street elevation and installation of glazed link at roof level in association with provision of additional office floorspace (B1)

Drawing Nos:

187-D-00, 187-D-01, 187-D-02, 187-D-03, 187-D-04, 187-D-05, 187-D-06, 187-D-07, 187-D-08, 187-D-09, 187-D-10, 187-D-11, 187-D-12, 187-D-13, 187-D-14, 187-D-15; Heritage statement (dated 07.08.2018)

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 design, siting, scale and bulk, would result in an overly dominant and inappropriate addition to the roof which would be detrimental to the character and appearance of the host building, the setting of the adjacent listed terrace, and the Bloomsbury Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017.

- 2 In the absence of a legal agreement to secure a Construction Management Plan (and associated support contribution), the proposal would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area, contrary to policies A1 and T4 of the Camden Local Plan 2017.

Informative(s):

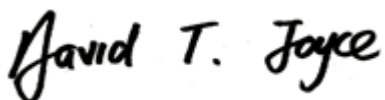
- 1 It is noted that were the development found to be otherwise acceptable, reason for refusal (2) could have been addressed via the securing of a section 106 legal agreement.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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