

Application ref: 2018/4219/P  
Contact: Kate Henry  
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Date: 8 March 2019

**Development Management**  
Regeneration and Planning  
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29 Banbury Road  
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Banbury  
OX17 2JN

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**3-4 Percy Mews**  
**London**  
**W1T 1EX**

Proposal:

Mansard roof extension to create 1x self-contained 2-bed flat (Class C3), associated works

Drawing Nos: 10307-L-001 Rev A; 10307-P-001 Rev A; 10307-P-002 Rev A; 10307-P-003 Rev A; 10307-P-004 Rev A; 10307-P-100 Rev A; 10307-S-001 Rev A; 10307-E-001 Rev A; 10307-E-002; 10307-P-101 Rev B; 10307-P-102 Rev C; 10307-P-103 Rev C; 10307-E-101 Rev D; 10307-E-102 Rev C; 10307-S-101 Rev C; 10307-PV-101 Rev C; 10307-PV-102 Rev B; 10307-PH-005; Planning Statement, dated 31 August 2018; Heritage Appraisal, dated August 2018; Design & Access Statement, dated August 2018; Design & Access Statement Addendum, dated January 2019; Daylight and Sunlight report, dated 10th September 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 mansard roof, by virtue of its scale, bulk and detailed design, would appear as an over-dominant addition, interrupting the consistency of the prevailing scale and character of the mews, and would have a detrimental impact on the

character and appearance of the host building which is listed, the setting of Nos. 3 and 4 Percy Street, which are also listed, and the Charlotte Street Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

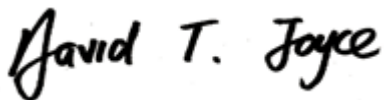
- 2 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies A1 and T4 of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure a car free residential dwelling would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to Policy T2 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 paragraph 38 of the National Planning Policy Framework 2019.

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