

Application ref: 2019/6435/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 27 February 2020

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

MORRISON DESIGN
103 Belper Road
Derby
DE1 3ES
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
92 Southampton Row
London
WC1B 4BH

Proposal:

Erection of double storey rear and side infill extension at ground and firsts floor level together with the change of use of ground floor space C1 floor space for the formation of 11 no. guestrooms at ground floor level, 6 of which would consist a mezzanine floor space. Together with plant at roof level.

Drawing Nos: 100, 101, 102, 103, 103, 107, 108, 202, 204, 205, 207, 208, 502, 503, 5097-S10-L00-01, 5097-S10-L01-01, 5097-M13-L00-01, 5097-M16-L00-01, 5097-M17-L00-01, 5097-M17-R00-01, 5097-M19-L00-01, CPT/191219/001/Rev02, Daylight and sunlight

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

Reason(s) for Refusal

- 1 The proposed double storey rear and side extension, by reason of its unsympathetic design, bulk and mass would fail to preserve or enhance the character and appearance of the host property nor the surrounding Bloomsbury conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed double storey side and rear extension, by reason of its location, scale and bulk adjacent to the boundary with No.100 Southampton Row, would have a detrimental impact on the amenity of the neighbouring occupiers at Flat 3 Ormande Mansion, in terms of sense of enclosure and outlook contrary to policies A1 (Amenity), D1 (Design) and D2 (Heritage) of the London Borough 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 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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer