

Application ref: 2019/5225/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 3 April 2020

Development Management
Regeneration and Planning
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Planning & Development Associates Ltd
118 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
41 Greville Street
London
EC1N 8PJ

Proposal:
Erection of roof extension in association with the creation of 1 x 1 bed flat

Drawing Nos: 01, 02, 20, 21, 22, 23, 24, 25 and 26, Planning DAS and Heritage Statement by PDA Estates dated October 2019

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 bulk and detailed design would result in an inappropriate visual relationship with the architectural style and composition of the host building, causing harm to the character and appearance of the building, the streetscene and the Hatton Garden Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 (parking and car-free development) of the London Borough of Camden Local Plan 2017.


- 3 In the absence of a legal agreement to secure a Construction Management Plan and associated implementation support contribution, the development 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. The development would therefore be contrary to policies A1 (managing the impact of development) and T4 (sustainable movement of goods and materials) 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer