

Application ref: 2020/3049/P
Contact: Laura Hazelton
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Date: 15 September 2020

Development Management
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Studio 11 Development
79 St Barnabas Road
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IG8 7BY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

143 King's Cross Road
London
WC1X 9BN

Proposal:

Erection of a mansard roof extension to provide 1 non-selfcontained bedsit (Class C4).

Drawing Nos: 143 (01)- 01 A, 143 (01)- 02 A, 143 (02)- 01 A, 143 (02)- 02 A, 143 (02)- 03 A, site location plan, Design and Access Statement.

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 extension by reason of its bulk, height and location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace as a whole and the character and appearance of this part of the Kings Cross St Pancras Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed bedsit would provide substandard residential accommodation by way of inadequate provision of sanitary facilities, which would be harmful to the amenities of future occupiers, contrary to policies H6 (Housing choice and mix) and policy H10 (Housing with shared facilities) 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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment