

Application ref: 2020/2564/P  
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Date: 20 October 2020

**Development Management**  
Regeneration and Planning  
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Somorjay & Talliss : Architects  
Somorjay & Talliss : Architects  
Unit T15, Tideway Yard  
125 Mortlake High Street  
London  
SW14 8SN  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**9 Fitzroy Mews**  
**London**  
**W1T 6DJ**

Proposal:  
Installation of sliding box rooflight, metal balustrade and 1.7m high obscured glazing for the use of the flat roof as a proposed terrace.

Drawing Nos: 225 E01; 225 OS 01; 225 P01 and Heritage Statement commissioned by Somorjay & Talliss Architects dated June 2020.

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

#### Reason(s) for Refusal

- 1 The proposed iron railing, projecting sliding rooflight and glass balustrade by reason of their siting, scale, detailed design and prominence, would add visual clutter detrimental to the host building, would fail to either preserve or enhance the character and appearance of the Fitzroy Square Conservation Area and detract from the setting of the adjacent grade II and grade II\* listed housings within Mews and to the rear on Fitzroy Square. Thus, the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan 2017.
- 2 The proposed roof terrace, by reason of its siting, scale, design and proximity to

neighbouring properties, would result in overlooking, loss of privacy and noise disturbance to neighbouring properties, contrary to policy A1 (Managing the Impact of Development) 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 'DP', is centered on the page.

Daniel Pope  
Director of Economy, Regeneration and Investment