

Application ref: 2021/0895/P
Contact: Laura Hazelton
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Date: 26 May 2021

Development Management
Regeneration and Planning
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Studio11 Development
79 St Barnabas Road
Woodford Green
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 mansard roof extension to provide 1 non-selfcontained bedsit (Class C4).
Drawing Nos: 143 (01)- 01 rev A, 143 (01)- 02 rev A, 143 (02)- 01 rev B, 143 (02)- 02 rev B,
143 (02)- 03 rev 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 this part of the Kings Cross St Pancras Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate


(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer