

Application ref: 2021/1532/P
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Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

18 Stukeley Street
London
WC2B 5LR

Proposal:

Demolition of existing 4th floor extension and erection of new 3 storey roof extension to create 3 additional residential units (Class C3), with roof terraces.

Drawing Nos: 18STU-0010, 18STU-0011, 18STU-0100 rev P0, 18STU-0101 rev P0, 18STU-0102 rev P0, 18STU-0103 rev P0, 18STU-0104 rev P0, 18STU-0105, 18STU-0106, 18STU-0150, 18STU-0151, 18STU-0170, 18STU-0171, 18STU-0300, 18STU-0301, 18STU-0302, 18STU-0303, 18STU-0304, 18STU-0305, 18STU-0306, 18STU-0350, 18STU-18STU-0351, 18STU-0370, 18STU-0371, 18STU-1100, 18STU-1101, 18STU-1102, 18STU-1103, 18STU-1104, 18STU-1105 rev P1, 18STU-1106 rev P2, 18STU-1107 rev P2, 18STU-1108 rev P2, 18STU-1150 rev P2, 18STU-1151 rev P2, 18STU-1170 rev P2, 18STU-1171 rev P2, Daylight & sunlight report V1 dated March 2021, JLL letter dated 29 March 2021, Energy statement dated March 2021, Design and Access Statement rev 02 dated June 2021.

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

Reason(s) for Refusal

- 1 The proposed rooftop extension, by reason of the proposed height, mass, detailed

design and materials would compromise the form, character and appearance of the host building and this part of the Seven Dials Conservation Area, contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 In the absence of an air quality assessment, it has not been adequately demonstrated that future occupants would be protected from exposure to poor air quality, contrary to policy CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development would not achieve required carbon reduction targets, and as such would not minimise the effects of climate change or meet the highest feasible environmental standards, contrary to policy CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure a contribution to affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
- 5 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 and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to secure a construction management plan and appropriate financial contributions towards implementation support, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that reasons 4 - 6 could be overcome by entering into a legal agreement.

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 in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer