

Application ref: 2020/3591/P
Contact: Nathaniel Young
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Date: 22 October 2021

Development Management
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A9 Architecture
255 London Road
Hadleigh
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

20 Bloomsbury Street
London
WC1B 3QA

Proposal: Erection of a mansard roof extension with 4 x dormer windows, to extend top floor flat.

Drawing Nos: Site location plan 1391 01 ref F; 1391 02 ref F;

Existing dwgs: Prefix 1391 : 03 rev F, 04 rev F, 05 rev F, 06 rev F, 07 rev F, 08 rev F, 09 rev F.

Proposed dwgs: Prefix 1391 : 010 rev F, 011 rev F, 012 rev F, 013 rev F, 014 rev F, 015 rev F, 016 rev F. Illustrative 3d: 1391 017 rev F; Materials 1391 018 rev F; Design & Access Statement.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed roof extension, by reason of its form and materials, would result in an inappropriate and prominent addition to the local roofscape which would harm the character and appearance of the building, the streetscene and the Bloomsbury Conservation Area. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure a construction management plan, construction impact bond and a financial contribution for construction management plan monitoring, 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.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer