

Application ref: 2023/0747/L
Contact: Kristina Smith
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Date: 25 April 2023

Development Management
Regeneration and Planning
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Frankham Consultancy
Irene House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Euston Fire Station
172 Euston Road
London
NW1 2DH

Proposal:

Internal and external alterations associated with the installation of 4 ASHPs in rear courtyard and 1 ASHP in front lightwell

Drawing Nos: Site location and block plan (ref: 1000 (P02)); 2000 (P01); 5301 (C01); 5601 (C01); 5602 (C01); 5603 (C01); 5604 (C01); 5605 (C01); 5606 (C01); 5607 (C01); Scope of works report (dated March 2023); Noise impact assessment; Design and Access Statement & Heritage Statement (dated November 2022)

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed ASHP in the front lightwell, associated works to the front façade and all internal works relating to the ASHPs to both front and rear, by reason of the introduction of visual clutter to a historic façade and the failure to demonstrate there would be no harm to historic fabric, would result in 'less than substantial' harm to the special interest of the listed building as a designated heritage asset, which is not outweighed by public benefits, contrary to policy D2 (Heritage) of the London Borough of 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 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