

Application ref: 2023/3881/L  
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Date: 30 January 2024

**Development Management**  
Regeneration and Planning  
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bere:architects  
54A Newington Green  
London  
N16 9PX

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:

**26A Ferncroft Avenue**  
**London**  
**NW3 7PH**

Proposal:

Erection of a two storey rear extension with lower and upper terraces, new garden store and sliding doors, replacement of existing windows with triple glazed windows, new roof lights, front and rear landscaping alterations, new bin and bike store. Passive House retrofit of retained structure, demolition of internal walls, replacement of internal staircase and ground floor fireplace to be removed

Drawing Nos:

Existing Drawings: B3.G20.E01 (Rev D), B3.G20.E02 (Rev D), B3.G20.E03 (Rev D), B3.G20.E04 (Rev D), B3.G20.P00 (Rev D), B3.G20.P01 (Rev D), B3.G20.P02 (Rev D),

B3.G20.S01 (Rev D)

Demolition Drawings: B3.G11.E01 (Rev D), B3.G11.E02 (Rev E), B3.G11.E03 (Rev E), B3.G11.E04 (Rev E), B3.G11.P00 (Rev F), B3.G11.P01 (Rev F), B3.G11.P02 (Rev F), B3.G11.S01 (Rev E)

Proposed Drawings: A.G20.E01 (Ref F), A.G20.E02 (Ref F), A.G20.E03 (Rev E), A.G20.S01 (Rev E), A.G20.S02 (Rev F), A.G20.S03 (Rev E), A.G10.P00 (Ref F), A.G10.P01 (Ref F), A.G20.P02 (Ref F), A.G10.P02 (Ref F)

Supporting Documents: Phasing Survey (11/12/2023), Structural Report Letter (13/12/2023), Arboriculture Response Letter (22/12/2023), Arboricultural Implications Report (June 2023), Daylight/Sunlight report (April), Structural Report (July 2023)

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 ground floor and first floor rear extension, by reason of their scale, material and design would be detrimental to the character and appearance of the host building, streetscene and surrounding area. Insufficient evidence has also been provided to demonstrate the removal of the existing historic fabric and plan form would not cause harm to the special character of the listed building. Therefore there would be harm to the significance of the listed building and to the conservation area, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and SD1, SD4, SD5 and SD6 of the Redington and Froggnal Neighbourhood Plan 2021.

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