

Application ref: 2024/1403/L
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Date: 30 July 2024

Development Management
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Atelier 41 architects
1 Manor Drive
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

65 Gloucester Crescent
London
NW1 7EG

Proposal:

Erection of a two storey infill extension to the rear elevation between lower and ground floors and staircase at rear upper ground floor with associated works, internal alterations at lower, ground and second floor including relocation of the bathroom from the landing between the second floor front and rear bedroom and conversion of the existing bathroom into a bedroom.

Drawing Nos: 2023110.P.401; 2023110.P.500; 2023110.P.302; 2023110.P.303; 2023110.P.304; 2023110.P.106; 2023110.P.301; 2023110.P.102; 2023110.P.104; 2023110.P.105; 2023110.P.002; 2023110.P.101; 2023110.P.001 and Design and Access Statement Atelier 41 Architects dated September 2024.

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

Reason(s) for Refusal

- 1 The design of the proposed two storey rear extension, by reason of the associated inappropriate demolition of the historic external closet wing flank wall at ground and lower ground floor level and loss of the original rear elevation window openings at ground floor and basement levels, would result in the unacceptable loss of historic fabric and plan form to the grade II Listed Building causing unjustifiable harm to this heritage asset, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The internal alterations to plan form including the relocation of the kitchen from its original location in the basement to the ground floor principal front room, and the various subdivisions at ground, basement and second floor levels would result in unacceptable harm to the legibility of the historic plan form of the Grade 2 Listed Building to the detriment of its special architectural character and historic interest 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



Daniel Pope
Chief Planning Officer