

Application ref: 2023/5120/L
Contact: Obote Hope
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Date: 11 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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AS Design
2 Carysfort Road
London
N8 8RB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Basement And Ground Floor
26 Swinton Street
London
WC1X 9NX

Proposal: Demolition of existing conservatory and rear walls, chimney breast, internal stud walls and erection of a 2 storey rear extension at lower ground floor level with internal alterations for ancillary residential floorspace.

Drawing Nos: 1063-111A; 1063-112A; 1063-121A; 1063-122A; 1063-131A; 1063-132A; 1063-110A; 1063-212A; 1063-211A; 1063-221A; 1063-222A; 1063-231A; 1063-232A ; 1063-233A; Design and Access Statement by Architectural Designers; Heritage Statement by Architectural Designers.

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 internal alterations to the plan form and the loss of the historic chimney breast and other parts of the building's original fabric, would represent incongruous interventions to the existing Listed Building. Insufficient evidence has 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. These interventions would therefore cause less than substantial harm to the

character, appearance and historic significance of the Grade II Listed Building, contrary to policy D2 (Heritage) of the Camden Local Plan (2017).

Informative(s):

1 n/a

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 2023.

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