

Application ref: 2024/1749/P
Contact: Fast Track SC
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Date: 14 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Steven Gray Design Limited
36 Lakeside Crescent
Barnet
EN48QJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
88 Pratt Street
London
Camden
NW1 0DL

Proposal:
Proposed alteration to window on rear elevation and new tiled paving to front external path.
Drawing Nos: Location Plan; Heritage Statement; Picture of tiles; 3125/1B; 3125/2C;
3125/3C;

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The removal of the existing window and replacement double glazed window, by reason of its appearance, frame thickness, detailed design, and loss of historic fabric (in the absence of evidence to prove otherwise), would represent unsympathetic addition to the listed building, disrupting its elevational composition and causing less than substantial harm to its character, appearance and significance. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed Victorian style black and white tiles to the front forecourt by reason of their design and material would represent unsympathetic addition causing less than

substantial harm to its character, appearance and significance of the listed building and harming the character and appearance of the streetscene. The proposal is therefore contrary to policies D1 (Design) and 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer