

Application ref: 2024/3125/L  
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Date: 7 November 2024

**Development Management**  
Regeneration and Planning  
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Redwoods Projects  
Unit 4 Grosvenor Way  
London  
E5 9ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:

**58 Delancey Street**  
**London**  
**NW1 7RY**

Proposal: Internal changes to listed building.

Drawing Nos: Location plan, Heritage Statement, Drawings numbered: 2290 P 01;  
2290 P 02; 2290 P 03; 2290 P 04; 2290 P 05; 2290 P 06; 2290 P 07 ; 2290 P 08; 2290  
P 09; 2290 ; 2290 P10; 2290 P11; 2290 P12

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

Reason(s) for Refusal

1 Reason for Refusal

The loss of the lower part of the staircase, the relocation of the spine walls and the loss of the chimneybreasts harms the special historic and architectural significance of the Grade II listed building. The harm caused to the Grade II listed building would be contrary to policy D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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