

Application ref: 2024/2806/L
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Date: 14 November 2024

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused and Warning of Enforcement Action to be Taken

Address:

Flat 4A King Edward Mansions
8 Grape Street
London
Camden
WC2H 8DY

Proposal:

Retrospective consent to regulate unlawful internal alterations including demolition of walls, new partitioning, suspended ceiling, and removal of architectural detailing (cornice, skirting, architraves, picture rails and fireplaces)

Drawing Nos: Planning DAS_July 2024; Heritage Report - Part 1_22.07.24; Heritage Report - Part 2_22.07.24; Heritage Report - Part 3, Addendum_22.07.24; Heritage Report - Structural Addendum; Flat 4A King Edward Mansions - Photographs; Pre-Works_JJ24-004a-002-RevA; Unauthorised_JJ24-004A-001-RevE; Proposed_JJ24-004a-001-RevH

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

Reason(s) for Refusal

- 1 The unlawful works undertaken, have resulted in the loss of historic fabric, architectural detailing, plan form and spatial character, and the addition of untraditional inherently modern features. The proposal does not adequately address or remediate the identified unlawful alterations that have occurred,

where the resulting impact of the unsympathetic works has cumulatively resulted in less than substantial harm to the significance of the Grade II Listed Building and the special interest of the Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2023.

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.
- 2 You are advised that any works or alterations or upgrading which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 **ENFORCEMENT ACTION TO BE TAKEN**
The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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



Daniel Pope
Chief Planning Officer