

Application ref: 2024/4867/L
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Date: 6 January 2025

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
52 Oakley Square
London
NW1 1NJ

Proposal:

The excavation of an enlarged lower ground floor rear external terrace and the erection of a rear facing balcony at upper ground floor level with a glass balustrade.

Drawing Nos: Site Location Plan; J21002-ZMA-V1-GF-DR-A-002-PL; J21002-ZMA-V1-GF-DR-A-011-PL Rev A; J21002-ZMA-V1-GF-DR-A-012-PL Rev A; J21002-ZMA-V1-GF-DR-A-013-PL Rev A; J21002-ZMA-V1-GF-DR-A-014-PL Rev A; J21002-ZMA-V1-GF-DR-A-015-PL Rev A; J21002-ZMA-V1-GF-DR-A-030-PL Rev A; J21002-ZMA-V1-GF-DR-A-031-PL Rev A; J21002-ZMA-V1-GF-DR-A-110-PL; J21002-ZMA-V1-GF-DR-A-111-PL; J21002-ZMA-V1-GF-DR-A-115-PL; J21002-ZMA-V1-GF-DR-A-120-PL; J21002-ZMA-V1-GF-DR-A-121-PL; J21002-ZMA-V1-GF-DR-A-122-PL; J21002-ZMA-V1-GF-DR-A-123-PL; J21002-ZMA-V1-GF-DR-A-130-PL; J21002-ZMA-V1-GF-DR-A-131-PL; J21002-ZMA-PP-Design and Access Statement-PL-Rev C-240126; Heritage Appraisal (The Heritage Practice, July 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 proposal, by reason of its demolition of historic fabric, erosion of evidential value, and the visual impact of the proposed balcony and enlarged terrace upon

the historic character and appearance of the rear elevation would fail to preserve the special architectural and historic interest of the host listed building. It would therefore be contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and the NPPF 2024.

Informative(s):

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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