

Application ref: 2024/4851/L
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Mutiny Architecture
Work.Life
13 Hawley Crescent
London
NW1 8NP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
Ground Floor Flat
7 St George's Terrace
London
NW1 8XH

Proposal: Erection of a single storey rear extension and internal alterations.

Drawing Nos: Arboricultural Impact Assessment reference 2371 dated 30th November 2024 prepared by SJ Stephens Associates; 290-10-100-03; 290-10-101-00; 290-EX-010-00; 290-EX-011-00; 290-Ex-100-00; Planning and Design and Access Statement prepared by Mutiny Architecture Ltd.; Daylight Assessment reference R24037 DS dated 15 October 2024 prepared by S P Planning; Heritage Statement reference 24037R dated October 2024 prepared by S P Planning; 290-Ex-302-00; 290-10-302-00; 290-Ex-301-00; 290-10-302-00; 290-Ex-300-00; 290-10-300-00; 290-Ex-200-00; 290-10-200-00.

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 single storey rear extension, by reason of its design, bulk, depth, size, form and siting would result in an incongruous addition which would erode legibility of the rear façade and result in significant loss of garden space causing harm to the historic and architectural significance of this Grade II listed building,

contrary to Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.

- 2 The proposed internal alterations at ground floor level would result in the loss of the surviving plan form causing harm to the historic and architectural significance of this Grade II listed building, contrary to Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer