

Miss Katherine Cannon  
Studio 2,  
6 regents park road  
London  
NW1 7TX

Application Ref: **2013/4379/L**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

2 September 2013

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### Listed Building Consent Refused

Address:  
**48 Mornington Terrace**  
**London**  
**NW1 7RT**

Proposal:  
Erection of rear extension at lower ground floor level of existing dwelling (Class C3), associated landscaping and internal alterations.

Drawing Nos: Drawings: A 001 A (Site Location Plan); A101 A(dated 27th August 2013); A102 B; A 151 A (dated 27th August 2013); A 152 B; A 153 A; A 154 A; A 200 A; A 201 B; A 250 A (Existing Section A-A); A 250 B (Existing Section B-B); A 301 B; A 350 A; A 351 A; Heritage Statement and e-mail from Katherine Cannon (agent) dated 27th August 2013 10:55.

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

#### Reason(s) for Refusal

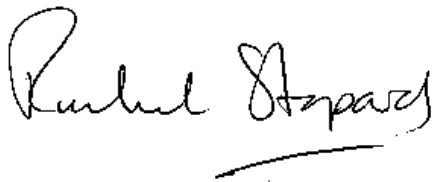
- 1 The proposed extension, by reason of its bulk, mass, and inappropriate detailed design (including use of the roof as a terrace with the balustrade and steps), would be an uncharacteristic addition which would detract from the appearance and



special architectural and historic interest of the grade II listed building. This would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

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