

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2012/3520/L**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

6 December 2012

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:
Flat 1
29 Gloucester Crescent
London
NW1 7DL

Proposal:

Erection of two-storey rear extension at lower ground and ground floor level, rear garden access via stairs, and infill of front alcove to existing dwelling (Class C3).

Drawing Nos: Design and Access Statement; 324-100-E; 324-200-E; 324-200-E Revision A; 324-201-E; 324-201-E Revision A; 324-300-E Revision A; 324-301-E Revision A; 324-101-E; 324-101-E Revision A; 324-102-E; 324-103-E; 324-101-A; 324-101-P; 324-102-A; 324-102-P; 324-103-P; 324-103-A; 324-200-P; 324-200-P Revision A; 324-201-A; 324-201-P; 324-201-P Revision A; 324-201-A Revision A; 324-201-D Revision A; 324-301-P Revision A; 324-300-P Revision A;

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

- 1 The proposed development, by reason of its bulk, form and detailed design would be an incongruous and discordant addition which is detrimental to the special architectural and historic interest of the listed building, 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 Framework Development Policies.

- 2 The proposed works, by reason of the loss of historic fabric and the alterations to the plan form, would be detrimental to the special architectural and historic interest of the listed building, 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.

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