

Neil Choudhury Architects  
170 North Street  
Brighton  
East Sussex  
BN1 1EA

Application Ref: **2012/1675/L**  
Please ask for: **Lauren McMahon**  
Telephone: 020 7974 **6807**

21 May 2012

Dear Sir/Madam

## **DECISION**

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

### **Listed Building Consent Refused**

Address:  
**13 Swinton Street**  
**London**  
**WC1X 9NL**

#### **Proposal:**

Erection of a single-storey lower ground floor rear extension with green roof and rooflight, enlargement of existing window opening to the rear first floor, alterations to front steps and railings, new door under front entrance and internal alterations to existing dwelling house (Class C3).

Drawing Nos: [Prefix 415\_] 100, 101, 102, 103, 104, 202, 301, 402, 403, 404, 003, 004, 005, 006 and 007; and Design and Access Statement including Heritage Statement, prepared by Neil Choudhury Architects and dated March 2012.

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 full width single-storey extension by virtue of its scale, bulk and relationship to the rear wing is considered to be harmful to the special interest of the listed building and 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.

- 2 The proposed enlarged opening at lower ground floor level between the dining area and the proposed family room would cause harm to the special interest of the building and 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.

Informative(s):

- 1 Although a single-storey full width extension is not acceptable, an extension that is only half the width may be acceptable.

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