

Huntsman Eldridge Surveyors
17 Devonshire Mews
London
W4 2HA

Application Ref: **2012/0995/L**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

20 April 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:
21 FROGNAL LANE
LONDON
NW3 7DB

Proposal:

Erection of single storey rear ground floor level extension with rooflight, new steel staircase and replacement of window with door in existing rear basement lightwell all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Location Map - Proposed; Location Map - Existing; 668E01-0; 668E02-0; 668E03-0; 668P04-0; 668P05-0; 668P06-0; 668P07; 668P08-0.

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 rear ground floor extension, by virtue of its bulk, scale and siting, would harm the setting and external appearance of the listed building, to the detriment of its special architectural and historic interest, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing High Quality Design), DP25 (Conserving Camden's heritage) of the



London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed insertion of a door at lower ground level, by virtue of its siting and position in relation to the existing windows, would have a negative impact on the fenestration pattern at this level of the rear elevation, harming the special 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 policies DP24 (Securing High Quality Design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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