

Campbell Architects
133 Harrow Road
Paddington
London
W2 1JP

Application Ref: **2011/5144/L**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

4 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 and Warning of Enforcement Action to be Taken

Address:
27-29 Fitzroy Street
London
W1T 6DS

Proposal:
Installation of glass balustrading and timber decking and retention of staircase enclosure at roof level in connection with the creation of a terrace to the residential property (Class C3) (Retrospective).
Drawing Nos:

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 glass balustrading with stainless steel trim and existing staircase enclosure by reason of its use of materials, elevated height and siting on the uppermost roof would be significantly prominent; harming the special architectural and historic interest of the listed building. The proposal would form a discordant feature which is unacceptable and contrary to Core Strategy Policies: CS14 (Promoting high quality places and conserving our heritage) and Development Policies: DP24 (Securing high quality design); DP25 (Conserving Camden's



heritage) of Camden's Local Development Framework 2010.

Informative(s):

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