

Campbell Architects Ltd
133 Harrow Road
Paddington
London
W2 1JP

Application Ref: **2011/5020/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

20 December 2011

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: **28 Museum Street, London WC1A 1LH**

Proposal:

Change of use of the 1st to 3rd floors from offices (Class B1) to 1x4 bed maisonette (Class C3), the relocation of existing stairs to the rear of the building, replacement of a window with door to the rear elevation in association with the installation of new balustrade and planters to form an external terrace at rear 1st floor level, the use of existing flat roof as roof terrace with associated works and alterations to fenestration on front and rear elevations and associated internal alterations.

Drawing Nos: Site Location Plan; 1228_00_01 Rev A; 1228_00_02 Rev A; 1228_00_03; 1228_00_04; 1228_00_05; 1228_00_06; 1228_00_07; 1228_10_01 Rev A; 1228_10_02 Rev A; 1228_10_03 Rev A; 1228_10_04 Rev A; 1228_10_05 Rev A; 1228_10_06; 1228_10_07; Design Statements in Support of Planning and Listed Building Consent Revision A by Campbell Architects Dated September 2011.

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 refurbishment, by reason of the loss of historic fabric, impact on plan form, proportions and decorative features and detailed design, would be detrimental to the special architectural and historic interest of the grade II 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.

- 2 The proposed alterations, by reason of inaccurate, inconsistent and lack of detailed drawings with regard to: reference to the location and extent of the replacement flues; clarity as to the precise location of the roof level handrail on the north-east (front) elevation; detail as to any proposal in relation to a ground floor door connecting the ground floor operation to the entrance hall, would be likely to be detrimental to the special architectural and historic interest of the grade II 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.

Informative(s):

- 1 You are advised this submission includes the following omissions/inaccuracies/inconsistencies:

- the roof level handrail towards the front (north-east) elevation is shown on the proposed section plan to be adjacent to the front parapet; on the proposed floor plan is appears to be set back from the parapet.

- On the rear elevation at first floor level the existing flue is said to be re-routed from its current position. However no details in this respect have been provided.

- An internal door (understood to be a fire door) between the basement/ground floor unit and entrance hall at ground floor level (as seen during the officer site visit) is not shown at present on the existing or proposed plans.

In any future application the Council will expect fully accurate plans and all the necessary supporting information to be submitted for consideration.

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