

SH Architects Ltd
17 Powis Mews
LONDON
W11 1JN

Application Ref: **2010/3923/L**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

15 September 2010

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:
**1 Regent Square
London
WC1H 8HZ**

Proposal:
External and internal alterations in association with erection of a first floor rear extension for ground floor flat (Class C3), installation of windows at ground floor level on west elevation and associated alterations.

Drawing Nos: Site location plan; RS01_101; RS01_102 B; RS01_110 A; RS01_111 A; RS01_112; RS01_113 A; RS01_114 A; RS01_115 A; RS01_116B; RS01_117 A; RS01_119 A.

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

Reason(s) for Refusal

- 1 The height and width of the proposed extension, in combination with its detailed design, would not relate to the host building or wider context, would obscure the rear elevation of the building and adversely impact on long views of the terrace to an unacceptable degree and would introduce alien design elements which do not



preserve the special interest and setting of the Grade II listed building and terrace of which it forms a part, nor the setting of the Grade II registered St George's Gardens, contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006 and policies CS14 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s).

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