

Mr Angus McLeish
McLeish Architect Ltd
8 Richard Fox House
Queens Drive
London
N4 2TA

Application Ref: **2010/1706/L**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

18 June 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:
**13A Downshire Hill
London
NW3 1NR**

Proposal:

Erection of a single storey side extension at second floor level and external alterations including installation of three sash windows at rear ground floor level plus associated internal works including a new opening to the proposed extension, removal of a partition, replacing the existing utility by a cloakroom, and works to the basement level to form a utility room to dwelling house (Class C3).

Drawing Nos: Site Location Plan; 112020/01; 12020/02; 12020/03; 12020/04; 12020/05;

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 additional storey, by virtue of its impact on the appearance and architectural integrity and coherency of the listed building, would harm its special architectural and historic interest contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed development, in the absence of details regarding the type and extent of underpinning and damp-proofing in relation to the proposed basement works, would be likely to harm the architectural integrity and historic fabric of the listed building, contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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