

Heritage Architecture Ltd  
62 British Grove  
London  
W4 2NL

Application Ref: **2009/0056/L**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

11 May 2010

Dear Sir/Madam

## **DECISION**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent (Demolition) Refused**

Address:  
**9 Downshire Hill  
London  
NW3 1NR**

Proposal:  
Demolition of existing single dwellinghouse in association with the erection of new single dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; 2126-14OCT08-01; 2126-14OCT08-02; 2126-14OCT08-03; 2126-14OCT08-04; 2126-14OCT08-05; 2126-14OCT08-06; 2126-14OCT08-07; 2126-14OCT08-08; 2126-14OCT08-12; 2126-14OCT08-13; 2126-14OCT08-14; 2126-14OCT08-15; 2126-24APR07-03; 2126-24APR07-08; 2126-24APR07-09; 2126-24APR07-10; 2126-24APR07-11; 2126-24APR07-12; 2126-24APR07-01; 2126-24APR07-02; 2126-20JUN07-20; 2126-20JUN07-21; 2126-20JUN07-22; 01 Rev F; 02 Rev F; 03 Rev F; 04 Rev F; 05 Rev E; 06 Rev E; 07 Rev F; 08 Rev F; 09 Rev E, as received 07/05/2009; 10 Rev F; 11 Rev E, as received 07/05/2009; 12 Rev F; 13 Rev F; 14 Rev E, as received 07/05/2009; 15 Rev E; 18 Rev E; 19 Rev A; 7694.11.SK01 Rev D; 7694.11.SK03 Rev D; 7694.11.SK05; 7694.11.SK06; Design and Access Statement, dated December 2008; Planning Statement, dated December 2008; Historic Fabric Salvage and Recording Brief, dated December 2008; Building History, dated June 2007; PPG 15 Justification Statement, dated December 2008; Geotechnical Desk Study, dated December 2008; REP/123323/S003, dated December 2008; REP/123323/S004, dated December 2008;



REP/123323/S005, dated December 2008; Record of Front Gate Post Prior to Dismantling, dated February 2008; Preliminary Carbon Emissions Calculations, dated November 2008; Rainharvesting Systems Information - 4 Sheets, as received 07/05/2009; RLA Roof and Surface Water Drainage Proposals - RLA/4022, Issue 1, dated May 2009; Arbtech Trees and Development; Air Conditioning Acoustic Report 'Option C' RLA/4022 Rev A, dated May 2009; Daylight and Sunlight Report, dated April 2009; Daytime Bat & Bird Survey, dated April 2009; Nocturnal Bat Survey, dated June 2009; Computer Generated Images x3, as received 07/05/2009; Geotechnical Report Rev D, dated January 2010; Site Investigation Report Issue 03, dated 29/04/2009; Site Investigation Report 9 Downshire Hill Phase 2 Issue 03, dated 18/12/2009; PPG14 Statement, dated January 2010.

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

Reason(s) for Refusal

- 1 The demolition of this building in the absence of an approved scheme for its replacement would be likely to result in harm to the setting of neighbouring and other nearby listed buildings contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

**Disclaimer**

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