

SH Architects Ltd
17 Powis Mews
LONDON
W11 1JN

Application Ref: **2010/0723/L**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

31 March 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; RS01_110; RS01_111; RS01_112; RS01_113; RS01_114; RS01_115; RS01_116; RS01_117

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 the inappropriate hipped roof form and modern glazing would not relate to the host building or wider context, obscures the rear elevation of the building and adversely impacts on long views of the terrace to an unacceptable degree and introduces alien design elements which do not preserve the special interest of or 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.

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