

Reading + West Architects
30 Nottingham Place
London
W1U 5NP

Application Ref: **2009/5729/L**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

17 February 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:
92 Albert Street
London
NW1 7NE

Proposal:

Internal and external alterations and additions including erection of mansard roof extension and raising of party walls and chimney stacks, excavation to create rear extension at basement and ground floor levels following demolition of two existing single storey rear extensions, replacement of front windows at lower ground and ground floor levels, installation of staircase in front light well, replacement of lower ground floor staircase, rearrangement of internal access, and associated repairs and refurbishment.

Drawing Nos: 95-119/P100 (Site Location Plan); P.01; P.02; P.03; P.04; P.05; P.06; P.07; P.08; P.09 A; P.10 A; P.11; P.12; P.13; P.14; P.15 A; P.16 A; P.17 A; P.18; P.19; P.20; P.21; P.22; P.23; P.24; P.25; P.26; and 'Design, Access and Environmental Statement' dated November 2009 by Reading + West Architects LLP.

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 roof extension and ground floor element of the rear extension and internal alterations including removal and enlargement of rear sash window at ground floor level, widening of internal door into the rear room on the ground floor and removal of existing cornice in the front room on the first floor, by virtue of the inappropriate detailed design and loss of original plan form and features, are considered to be harmful to the special architectural and historic interest of this Grade II listed building, contrary to policy B6 (Listed Buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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