

HFBT Architects  
Princess House  
50-60 Eastcastle Street  
LONDON  
W1W 8EA

Application Ref: **2007/6035/L**

Please ask for: **Sara Whelan**

Telephone: 020 7974 **2717**

18 March 2008

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:

**Manishas Mini Market**

**242 Grays Inn Road**

**London**

**WC1X 8JR**

Proposal:

Internal and external alterations in association with change of use of ground and basement floors from retail use (Class A1) to residential use (Class C3) and conversion to form a self-contained maisonette plus erection of infill rear extension and creation of new front lightwell with railings and new basement windows.

Drawing Nos: EX 001; EX 002; EX 003; EX 004; EX 005; EX 006; EX 007; PL 100 REV C; PL 101 REV C; PL 102 REV B; PL 103 REV C; PL 104.

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 works in association with converting the basement and ground floor into a self contained residential unit, by reason of the loss of historic fabric of interest and loss of plan form in the ground floor vestibule, would be detrimental to the



special architectural and historic interest of the Grade II listed building. This would be contrary to Policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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