

Mark Livingston  
17A Devonshire Mews  
LONDON  
W4 2HA

Application Ref: **2007/4104/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **2453**

08 January 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:  
**53 Highgate West Hill  
London  
N6 6DA**

#### **Proposal:**

Internal and external alterations to single family dwelling house including demolition of the existing rear extension at lower ground floor level and construction of new single storey rear extension at lower ground floor level and the demolition of internal walls at lower ground floor and ground floor level.

Drawing Nos: 513/LOC; 10/1; 10/2; 50/1A; 50/2; 50/3; 50/4; 50/5; 50/6; 100/1; 100/2; 100/3.

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 internal alterations at lower ground floor level, would result in an unacceptable loss of historic fabric and obscure the original plan form of the building. The proposal would therefore be detrimental to the special architectural and interest of the listed building contrary to policy B6 [Listed buildings] of the London Borough of Camden Replacement Unitary Development Plan 2006.



Informative(s):

- 1 You are advised that a wider aperture that connects the kitchen/dining room at lower ground floor level may be considered acceptable providing a significant depth of nibs and downstands are retained in order to appreciate the room volumes.

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