

Sanei Hopkins Architects
300 Aberdeen House
22-24 Highbury Grove
LONDON
N5 2EA

Application Ref: **2007/5613/L**
Please ask for: **Joanna Ecclestone**
Telephone: 020 7974 **2078**

11 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:
**19 Grove Terrace
London
NW5 1PH**

Proposal:
Erection of new extension at rear and internal alterations.
Drawing Nos: Site Location Plan P1b; P2b; P3b; P4b; P5b; P6b; Photo Sheets x 8; Dwg entitled viewing angles from windows of adjacent properties and attached photo; Letter dated 4/12/07 from ElliottWood structural and civil engineers; image from model of extension; Technical information on OldroydXv Cavity Drainage membrane; Building Survey Report dated 13/4/07.

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

Reason(s) for Refusal

- 1 The rear extension would harm the garden setting of the listed building and terrace by virtue of its excessive extent into the garden. It is therefore contrary to Policy B6 - Listed Buildings of the London Borough of Camden Replacement Unitary Development Plan 2006.



Informative(s):

- 1 You are advised that if the extension was to be reduced in extent to circa 4m from the rear elevation of the building then it would be more likely to be considered acceptable.

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