

Barton Willmore
11-13 High Street
Theale
READING
RG7 5AH

Application Ref: **2007/0682/L**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

14 September 2007

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:
Klippan House
50 Well Walk
London
NW3 1BT

Proposal:

Internal alterations associated with conversion of Klippan House from 3 flats into a single dwelling house, plus a basement link connected to a new 2 storey and basement building to replace the existing garages; new hard surfacing and alterations to entrances and boundary walls.

Drawing Nos: KHW/S001, 002, 101 - 103, 201 - 205, 301 - 303; KHW/P002B, 003 (scale 1:100), 003 (scale 1:250), 101A - 104A, 105, 106A, 201, 202A, 203A, 204, 205, 301A - 303A, 501; Schedule of Work (2 x A4 sheets)

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

Reason(s) for Refusal

- 1 The new building on the site of the existing garages, by reason of its siting, bulk, massing and detailed design, would result in harm to the setting of the listed building, contrary to policy B6 (Listed Buildings) of the London Borough of Camden



Informative(s):

- 1 You are advised, for the avoidance of doubt, that, whilst the principle of the internal alterations associated with the conversion of the existing building back to a single dwellinghouse is acceptable on its merits, planning permission cannot be granted for such a change of use in circumstances where it entails the net loss of more than one self-contained unit from the site. This is the case in the current scheme, in the absence of an acceptable scheme for a new building to replace one of the flats that is being lost in the existing building.

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