

**Development Control
 Planning Services**

London Borough of Camden
 Town Hall
 Argyle Street
 London WC1H 8ND

Tel 020 7278 4444
 Fax 020 7974 1975

Dominic Bontall
 10 Fermoy Road
 London
 W9 3NH

Application No: LEX0000170/
 Case File:H11/8/5

18th April 2000

Dear Sir(s)/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1990

REFUSAL OF LISTED BUILDING CONSENT

Address : 3 Jeffreys Street, NW1

Date of Application : 20/02/2000

Proposal :

Demolition of existing rear conservatory and erection of new conservatory, formation of new window opening at rear basement level.

As shown on drawing numbers: RD/01 to RD/04 inclusive.

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

Reasons for Refusal

- 1 It is considered that the proposed demolition and rebuilding of a conservatory to the rear of the building, by reason of its bulk, detailed design, materials and loss of original built fabric would adversely affect the special interest character and appearance of this grade II listed building and the character and appearance of the Jeffreys Street Conservation Area. And would fail to either preserve or enhance that character and appearance.
- 2 As such the proposals are contrary to the policies of the Council as set out in EN52, EN43 and EN33 of the Unitary Development Plan as adopted March 2000
- 3 The proposals are also considered to be contrary to the advice contained in the Council's Supplementary Planning Guidance on rear extensions (December 1994).



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- 4 The proposal is also contrary to the advise of the Secretary of State as set out in paragraphs 3.3, C.3 and C.7 of Planning Policy Guidance Note 15.

Informatives (if applicable)

- 1 You are advised that the proposals also require planning permission and that had an application been submitted it would have been refused for the reasons outlined above.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

~~This application was dealt with by Colin Wilson on 020 7974 5955.~~

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

DeclbR/LBC

