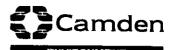
Website Address: Http://www.planning.camden.gov.uk Email Address: env.devcon@camden.gov.uk



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

<u>Planning (Listed Buildings and Conservation Areas) Act 1990</u> <u>Planning (Listed Buildings and Conservation Areas) Regulations</u> 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.

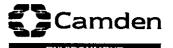
The Council has considered your application and decided to refuse consent for the following reason(s):

Reasons for Refusal

- 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
- The proposals are also considered to be contrary to the advise contained in the Council's Supplementary Planning Guidance on rear extensions (December 1994).



Website Address: Http://www.planning.camden.gov.uk Email Address: env.devcon@camden.gov.uk



Development Control Planning Services

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

Tel 020 7278 4444 Fax 020 7974 1975

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)

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

