

Turley  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Application Ref: **2014/2284/L**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

23 June 2014

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**Pakenham Arms**  
**1 Pakenham Street**  
**London**  
**WC1X 0LA**

#### **Proposal:**

Erection of a 3rd floor mansard roof extension with 7 dormer windows, following demolition of existing 2nd floor mansard, and alterations to rear elevation, in association with change of use from residential floorspace on upper floors, ancillary to pub below, to create 3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats

Drawing Nos: Site location plan; 13 808B/P01; P02; P04; P05; P06; P07; P08; P11; P12; P14; P15; P16; P17; P18; 13 808/Sur 01; Sur 02; Sur 03; Sur 04; Sur 05; Sur 06; Sur 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 proposed mansard roof, by virtue of its scale, height and location, would be detrimental to the special interest and appearance of the host listed building and the setting of the adjacent listed buildings on Calthorpe Street and Pakenham Street, contrary to policy CS14 (Promoting high quality places and conserving our heritage)



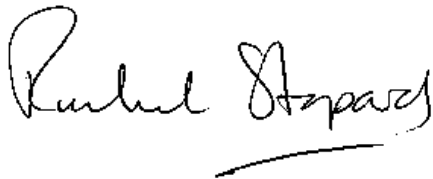
of the London Borough of Camden Local Development Framework Core Strategy and to policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The replacement of the rear mansard roofslope by a sheer wall, by virtue of loss of an original mansard roof form, would be detrimental to the special interest and appearance of the host listed building and the setting of the adjacent listed buildings on Calthorpe Street and Pakenham Street, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment