

Conservation PD (Planning + Design)
114-118 Parkway
London
NW1 7AN

Application Ref: **2014/1019/L**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

16 September 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
20 Prince Albert Road
London
NW1 7ST

Proposal:

Erection of single-storey rear extension at basement level (following demolition of existing conservatory), replacement of door on rear elevation at lower ground floor level and internal alterations in connection with change of use of basement and ground floor from 2 x 2-bedroom flats to a 1x 3-bedroom maisonette (Class C3).

Drawing Nos: Site location plan; 182-01; 182-02; 182-03; 182-04; 182-05-B; 182-06-B; 182-07-A; 182-08-A; 182-09-B; 182-10; Design and Access Statement - Revision 3 by Aivars Architects Ltd dated February 2014; Proposals Impact Assessment/ Heritage Statement - Revision 1 by Eleni Makri dated November 2013.

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 internal staircase between ground and lower ground floor level, by virtue of its impact on the existing plan form and loss of historic fabric, is considered to be harmful to the special historic interest of this grade II listed building, contrary to

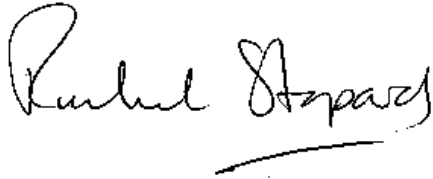


policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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