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Application Ref: **2014/6187/L**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

30 December 2014

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**St. Johns Church**  
**Downshire Hill**  
**London**  
**NW3 1NU**

Proposal:  
Erection of a single storey side extension.

Drawing Nos: Site location plan (ref: 1251-001); (Prefix1251-)101; 102; 111 Rev A; 112 Rev A; 113 Rev A; 114 Rev A; 115 Rev A; 116 Rev A; 117 Rev A; 118; 119; 120; Design and Access Statement by MEB Design Ltd dated September 2014; Sunday groups analysis by MEB Design Ltd dated 15th October 2014 Rev A; Justification for need for a second bedroom by MEB Design Ltd dated 17th November 2014

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 extension, by virtue of its siting, size, and scale would harm the special architectural and historic interest of this grade I listed building and is thereby contrary to policy CS14 of the London borough of Camden Local Development



Framework Core Strategy; and policy and DP25 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 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment