

Montagu Evans
5 Bolton Street,
London,
W1J 8BA

Application Ref: **2015/2284/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

23 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
64 Lincoln's Inn Fields
London
WC2A 3JX

Proposal: Erection of single storey mansard roof extension to provide 1 x 2 bedroom flat, associated to extant permissions ref:2013/7434/P & 2013/7457/L (Internal and external alterations associated with the change of use from offices (B1a) to residential (C3) and partial demolition, alteration and extension to create 9 residential unit), granted on 23/01/2015.

Drawing Nos: 3654-PL-104, 654-PL-105, 3654-PL-114, 3654-PL-115A, 3654-PL-116, 3654-PL-150, 3654-PL-151, 3654-PL-200, 3654-PL-201, 3654-PL-210, 3654-PL-211A, 3654-PL-300, 3654-PL-310A, Supporting Statement, prepared by James Taylor Construction, Verified Photomontages, prepared by Designhive, dated March 2015, Environmental Noise Survey & Plant Noise Assessment Report 21182/pna1.1 Rev 1, Prepared By Hann Tucker Associates dated 25 March 2015, Daylight & Sunlight Report , prepared by Waldrams, dated 6th March 2015, Energy Strategy Report, prepared by Price and Myers, dated 23rd March 2015, BREEAM Domestic Refurbishment Pre-Assessment Report, prepared by Price and Myers, dated 23rd March 2015.

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 roof extension, by reason of its location and loss of historic fabric and form, would be detrimental to the character, appearance and special architectural and historic interest of the host building, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and 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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment