

Mr Richard Dunton
7 Conway Street
London
W1T 6BL

Application Ref: **2015/2319/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

1 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused and Warning of Enforcement Action to be Taken

Address:
7 Conway Street
London
W1T 6BL

Proposal:

Retention of wrought Iron gate to front boundary.

Drawing Nos: Existing floor plan, proposed floor plan, existing front elevation, proposed front elevation all dated 06/07/2015, site location plan, section plan received 01/06/2015, Heritage Statement dated 15/05/2015, and Design & Access Statement dated 13/03/2015.

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

Reason(s) for Refusal

1 Reason for Refusal:

The proposed access gate is considered unacceptable in principle due to the harm caused to the established pattern of boundary treatments of the surrounding terrace of Listed Buildings. The gate is out of character with the host building and surrounding area and is considered to harm the architectural and historic interest and setting of this Grade II Listed Building, the visual harmony of the streetscene,



and the character and appearance of this part of the Fitzroy Square Conservation Area. The proposal is therefore 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.

Informative(s):

- 1 It is noted that the plans do not accurately depict the existing railings and proposed access gate. The railings as constructed are higher than as shown on the existing and proposed front elevation.

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