

MD Design Associates
15 Swains Close
Tadley
Hampshire
RG26 4NFApplication Ref: **2015/5842/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

14 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent RefusedAddress:
61 Neal Street
London
WC2H 9PJ

Proposal:

Internal and external works in association with erection of a ground floor and part 1st floor rear extension with roof light and pitched roof, relocation of staircase window and installation of a/c units at 1st floor level rear, and reconfigured staircase from the ground floor to first floor levels

Drawing Nos: Location plan, 20014/201295/02 B; 20014/201295/04 B; Design & Access Statement/ Unnumbered Existing floor plans and elevation drawings; Heritage Statement.

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 first floor rear extension, by reason of its height, depth and bulk, would harm the appearance, setting and special historic interest of the listed building and its listed neighbour at no.59, contrary to policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving



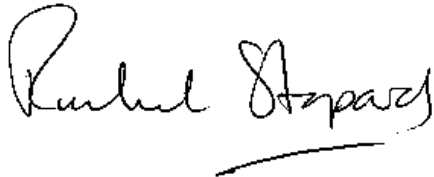
Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed internal alterations, involving the removal of the rear wall on both floors, removal of staircase between both floors and removal of chimney breast on 1st floor, would result in the significant loss of valuable historic fabric which would result in harm to the character and special historic interest of the listed building. As such this is contrary to policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework 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