

The Sacred Space Company
Office 236
Orion House
Bessemer Road
Welwyn Garden City
AL7 1HH

Application Ref: **2016/4818/L**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

22 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Basement Flat
65 Grafton Way
London
W1T 6JA

Proposal:

Single storey extension within rear basement courtyard with creation of en-suite to master bedroom.

Drawing Nos: Site Location Plan, BE616/100, BE616/101.

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 development, by reason of its size, bulk and massing, loss of original fabric without justification, loss of outside space, impact on the plan form of the listed building and the urban grain of the conservation area would be detrimental to the host listed building and the Fitzroy Square Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the

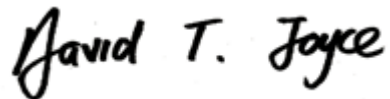


London Borough of Camden Local Development Framework Development Policies
and the principles of the Fitzrovia Area Action Plan.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities