

Mrs Merete de Coninck-Smith
22 Harrington Square
Flat A
Camden
NW12JJ UK

Application Ref: **2016/3803/L**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

5 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Flat A
22 Harrington Square
London
NW1 2JJ

Proposal:

Erection of external staircase to lower ground level following demolition of existing staircase (Retrospective)
Drawing Nos: No 1 - No 10 Rev 01

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

Reason(s) for Refusal

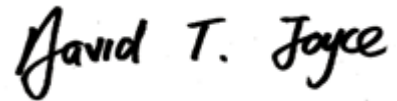
- 1 The railings, by virtue of their mesh design and prominent location, are an incongruous addition to the host building and harm the special historic interest and architectural importance of the grade II listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) 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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities