

Neil Wilson Architects Limited  
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London  
W1H 2LL

Application Ref: **2016/5735/L**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

4 January 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:

**6 Regent's Park Terrace**  
**London**  
**NW1 7EE**

Proposal: Double height rear conservatory (lower ground and upper ground floor level, with new upper ground floor level internally); relocation of upper ground floor level external balcony and steps to garden level; alterations to openings; new skylights to main roof; various internal alterations, including installation of underfloor heating

Drawing Nos: Site Location Plan at 1:1250; E-2016.02.100; E-2016.02.101; E-2016.02.102; E-2016.02.103; E-2016.02.104; E-2016.02.105; E-2016.02.106; E-2016.02.200; E-2016.02.300; P - 2016.02.100 B; P - 2016.02.101 B; P - 2016.02.102 B; P - 2016.02.103 B; P - 2016.02.104 B; P - 2016.02.105 B; P - 2016.02.106 B; P - 2016.02.200 B; P - 2016.02.300 B; Design and Access and Heritage Statement (dated 14/10/2016); Historic Building Report (dated October 2016)

The Council has considered your application and decided to **refuse** listed building consent for the following reasons:

### Reasons for Refusal

- 1 The proposed double height rear conservatory, by virtue of its design, would be detrimental to the special architectural and historic interest of the Grade II listed building, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core



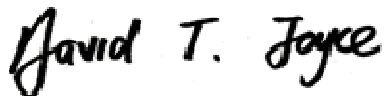
Strategy and Policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant has failed to satisfactorily demonstrate that the proposed underfloor heating would not cause unacceptable harm to historic fabric, and consequently, the special architectural or historic interest of the Grade II listed 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 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, slightly slanted style.

David Joyce  
Executive Director Supporting Communities