

Octiv Architecture Design
13 Highwood Studios
Aylmer Drive
Stanmore
HA7 3EJ UK

Application Ref: **2016/4367/L**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

25 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
Basement Flat
39 Steele's Road
London
NW3 4RG

Proposal:
Creation of entrance porch to the front facade at lower ground floor level of existing dwelling house (C3).

Drawing Nos: Site Location Plan; 700/16/01; 700/16/02 A; 700/16/03 A; 700/16/04; 700/16/05 A; Design and Access 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 front porch extension would by reason of its size, location and visual prominence on this grade 2 listed building would adversely affect its special architectural and historic interest, thereby unacceptably harming the significance of this designated heritage asset. Therefore, the proposal is contrary to policies CS14 (Promoting high quality places and conserving heritage) of the London Borough of

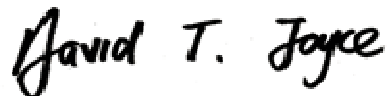


Camden Local Development Framework Core Strategy and policy DP25
(Conserving Camden's Heritage) of the London Borough of Camden Local
Development Framework Development Policies.

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 style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities