

D Form Architecture
16 Walker House
Phoenix Road
London
NW1 1EN

Application Ref: **2015/7130/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

17 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused and Warning of Enforcement Action to be Taken

Address:
50 Maple Street
London
W1T 6HJ

Proposal:

Erection of rear single storey rear extension and associated works to ground floor/basement flat (retrospective)

Drawing Nos: OS Extract; Unnumbered Existing Plans and Rear Elevation; 01-032

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 single storey lower ground floor rear extension and associated alterations, by reason of its detailed design, materials and loss of historic fabric and form, are considered to have a detrimental impact on the special architectural and historic interest of the host building, and if allowed, would be harmful and set an unwelcome precedent for alterations to listed buildings contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the



London Borough of Camden Local Development Framework Development Policies and policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan Draft Policies.

Informative(s):

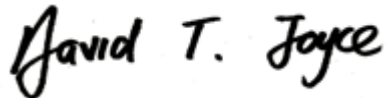
1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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