

mda Ltd  
27 Wyatt Road  
London  
N5 2JU

Application Ref: **2017/0556/L**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

6 March 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:  
**1 Regent's Park Terrace**  
**London**  
**NW1 7EE**

Proposal:  
Increase in height of existing boundary wall  
Drawing Nos: 1107-OS-001; 1107-OS-101; 1107-GW-27; 1107-GW-26GC; 1107-GW-26  
Rev b; 1107-GW-28; 1107-GW-26OR; Design & Access Statement 1107-D-AS-03

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

#### Reason(s) for Refusal

- 1 The proposal, by virtue of its terminating height, appearance and detailed design, represents an inappropriate form of development, that would be detrimental to the special architectural and historic interest of the setting of the Grade II listed building, and the proposal would cause harm to the character and appearance of the street scene and the wider area and would fail to preserve and enhance the character and appearance of the Primrose Hill 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 and Policies DP24

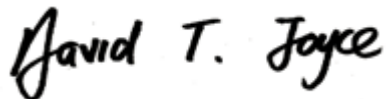


(Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies. The proposal also fails to comply with Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

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