

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2017/0198/L**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

23 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
**2 Provost Road
London
NW3 4ST**

Proposal:
Erection of lower ground extension to the rear of the existing dwelling house and internal alterations (Class C3).

Drawing Nos: PR002-E001; PR002-E002; PR002-E010; PR002-E011; PR002-E012; PR002-E013; PR002-E020; PR002-E021; PR002-E022; PR002-E023; PR002-P002; PR002-P010; PR002-P011; PR002-P012; PR002-P013; PR002-P020; PR002-P021; PR002-P022; PR002-P023; PR002-P025; 16387-BT2; Design and Access Statement prepared by Hugh Cullum Architects; Arboricultural Assessment and Method Statement prepared by Barrell Tree Consultancy dated 6th January 2017.

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 outbuilding would by reason of its location, size and scale would adversely affect the special architectural and historic interest of the Grade II Listed



Building and thereby unacceptably harming the significance of this designated heritage asset. Therefore, the proposal is contrary to policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development would also be contrary to the policies D2 of the emerging London Borough of Camden Local Plan Submission Draft 2016, policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

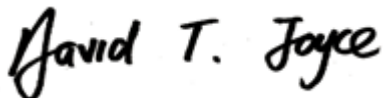
Informative(s):

- 1 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning