

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2017/1454/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

21 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
116 Drummond Street
London
NW1 2HN

Proposal: Increase in height of part of approved glazed winter garden (listed building consent reference 2015/6999/L) to form double height structure at rear

Drawing Nos: 396N-100-E; 396N-101-E; 396N-102-E; 396N-103-E; 396N-200-E; 396N-300-E; 396N-301-E; 396N-600-E; 396N-101-P; 396N-102-P; 396N-103-P; 396N-200-P; 396N-300-P; 396N-600-P; Design & Access Statement (undated)

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

Reasons for Refusal

- 1 The proposed increase in height of the approved glazed structure in the rear courtyard, by virtue of its size, appearance and design, represents an inappropriate form of development, that would be detrimental to the special architectural and historic interest of the Grade II listed building and its setting, 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. The proposal also fails to comply with Policy D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

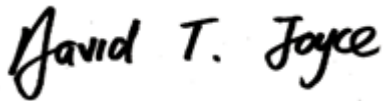
Informatives:

- 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 ended 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