

Rod Boyd Chartered Architect
10 Burnbrae Place
Edinburgh
Midlothian
EH12 8AR

Application Ref: **2017/0750/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

4 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
Old Conduit House
1 Lyndhurst Terrace
London
NW3 5QA

Proposal:
Erection of full-width single storey conservatory at lower ground floor level to rear of property and internal alterations at lower ground and first floor levels
Drawing Nos: 1; 2; 4; 5; 6; 15; 16; 17; 18 (Heritage 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 rear conservatory, by virtue of its scale, location and design and method of attachment to the host building, would harm the historic fabric and be detrimental to the special architectural and historic interest of the Grade II* listed building, 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.

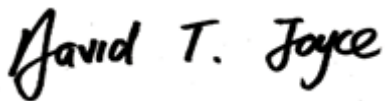


- 2 The applicant has failed to satisfactorily demonstrate that the relocation of the bathroom at first floor level would not cause unacceptable harm to historic fabric, and consequently, the special architectural or historic interest of the Grade II* listed building, contrary to Policy CS14 (Promoting 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.
- 2 The removal of the internal wall at lower ground floor level, by virtue of the resultant loss of historical fabric and original plan form of the property, would be detrimental to the special architectural and historic interest of the Grade II* listed building, 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.

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