

Nathan Silver Architects  
19 Regency Street  
London  
SW1P 4BY

Application Ref: **2017/1658/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

7 June 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**53-54 Carey Street**  
**London**  
**WC2A 2JB**

Proposal:

Replace existing staircase with new one

Drawing Nos: Design and access statement, A1212, A1211, Seven Stars stair nosing, heritage statement (supplied subsequent to site visit)

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 replacement of the historic staircase with a modern replica would result in the loss of historic fabric and so 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. The proposal also fails to comply with Policy D2 (Heritage) of the Camden Local Plan Submission Draft 2016.



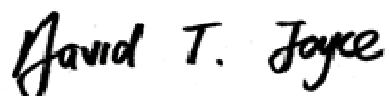
Informative(s):

1

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