

Simply Planning Limited
15 Buckingham Gate
London
SW1E 6LB

Application Ref: **2017/1436/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

3 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused and Warning of Enforcement Action to be Taken

Address:
4 Leverton Street
London
NW5 2PJ

Proposal: Internal and external alterations including removal of internal partition wall to the rear and re-orientation of ground floor WC, retrospective removal and enlargement of rear ground floor window and replacement of glazed rear extension.

Drawing Nos: Heritage Statement dated Feb 2017, Design and Access Statement dated Feb 2017, Planning Statement dated Feb 2017, Simply Planning cover letter dated 28/02/2017, Simply Planning cover letter dated 26/05/2017, 101 4, 101 5, 101 2, DD01, Location Plan.

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

Reason(s) for Refusal

- 1 The removal and replacement of the ground floor rear window with an enlarged replacement doorway and further internal works at ground floor, as described within this application, by virtue of their loss of historic features, plan form and fabric, are



considered to be harmful to the special architectural and historic interest of the grade II listed building, contrary to policy D2 (Heritage) of the Camden Local Plan 2017.

- 2 The proposed rear extension, by reason of its scale, siting detailed design and resulting internal works would result in the further loss of the original built form to the rear of the property and would be detrimental to the special architectural and historic interest of the listed building, contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

Informative(s):

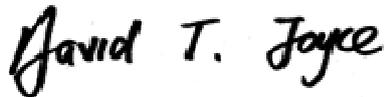
- 1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning