

Application ref: 2018/4598/L
Contact: Elizabeth Martin
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Date: 19 November 2018

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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:
3 New Square
London
WC2A 3RS

Proposal: Refurbishment of 1st, 2nd and 3rd floors to include alterations to openings, removal of recently installed concrete hearths to fireplaces, installation of wood floor finish, installation of AC, replacement of entrance door and installation of new light fittings. Installation of suspended ceilings and associated indirect strip lights and recessed downlighters, emergency lights and smoke detectors (Retrospective).

Drawing Nos: 3NS-204 REV A A1 SECTION, OS SITE PLAN, 3NS-201 REV A A1, 3NS-202 REV A A1, 3NS-203 REV A A1, SK1A, 3NS-101 REV A A1, 3NS-102 REV A A1, HISTORIC STATEMENT, DESIGN AND ACCESS 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 proposals, by way of harm caused to the building's original plan form and spatial proportions, and loss of original historic fabric, would cause harm to the significance of the listed building, contrary to Local Plan Policy D2. This harm has not been adequately justified in accordance with the NPPF and the proposals do not offer substantial public or heritage benefits that would outweigh the harm.

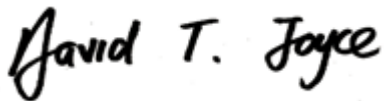
- 2 The new MF suspended ceilings with recessed indirect LED strip lights installed in the second and third floor corridors appear as modern, alien, bulky structures and adversely impact on the spatial proportions of the areas in which they have been installed. They fail to relate in any way to the architectural or historic character of the building and harm the significance of the listed building, contrary to Local Plan Policy D2.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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