

Application ref: 2018/5298/L  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 19 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Civic Planning & Design Group  
Civic House  
35 Leckhampton Road  
Cheltenham  
GL53 0BD

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:  
**35 Conway Street**  
**London**  
**W1T 6BW**

Proposal:  
Demolition of existing roof and erection of mansard roof extension to create 2x 1 bed flats. Replacement of existing steel windows with timber. Restoration of shopfront. Internal alterations

Drawing Nos: CP/01/01; CP/01/02; CP/01/03; CP/01/04; CP/01/05 and CP/01/06 (all dated October 2018 and received 7/11/18).

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 mansard roof extension would, by reason of inappropriate height, position, bulk and detailed design, be a highly prominent and incongruous alteration to the roof form that would detract from the external appearance of the Grade II listed building and wider terrace and cause harm to its special character and architectural interest contrary to policy D2 (Heritage) of the Camden Local Plan (2017).
- 2 The proposed replacement windows by reason of their detailed design and

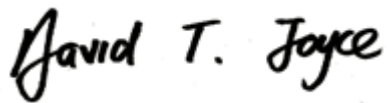
method of opening would detract from the external appearance of the Grade II listed building and wider terrace and cause harm to its special character and architectural interest contrary to policy D2 (Heritage) of the Camden Local Plan (2017).

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