

Application ref: 2018/5482/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 5 February 2019

Development Management
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Nicholas Taylor + Associates
46 James Street
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W1U 1EZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
5 Lyme Street
London
NW1 0EH

Proposal:
Erection of single-storey rear extension with associated terrace above, two-storey side extension and internal alterations.

Drawing Nos: Drawings titled: existing lower ground floor, existing ground floor, existing first floor, proposed ground floor, proposed ground floor, proposed first floor, existing front elevation, proposed front elevation, existing side elevation, proposed side elevation, existing rear elevation, proposed rear elevation, demolition, existing and proposed sections, proposed rear elevation neighbour's view, Planning, Design and Access Statement, and Heritage Assessment all received by LPA on 16/10/2018.

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 extension with associated terrace and privacy screens, by reason of the detailed design, materials, scale and siting would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

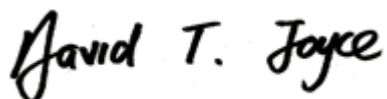
- 2 The proposed side extension, by reason of its detailed design, scale, siting and visibility within the streetscene would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.
- 3 The proposed window opening to the ground floor front room side elevation and door opening to the rear ground floor elevation, by reason of their location, visibility and loss of historic fabric, would be harmful to the historic interest of the listed building. The development is therefore considered contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.
- 4 The loss of historic fabric proposed through the creation of new internal openings at Lower Ground Floor would harm the building's historic composition and plan form and would therefore result in harm to the special architectural and historic interest of the listed building 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