

Application ref: 2018/4467/L
Contact: Kate Henry
Tel: 020 7974 3794
Date: 8 March 2019

Development Management
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Forward Planning and Development Ltd
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29 Banbury Road
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OX17 2JN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
3-4 Percy Mews
London
W1T 1EX

Proposal:
Mansard roof extension to create 1x self-contained 2-bed flat, associated works

Drawing Nos: 10307-L-001 Rev A; 10307-P-001 Rev A; 10307-P-002 Rev A; 10307-P-003 Rev A; 10307-P-004 Rev A; 10307-P-100 Rev A; 10307-S-001 Rev A; 10307-E-001 Rev A; 10307-E-002; 10307-P-101 Rev B; 10307-P-102 Rev C; 10307-P-103 Rev C; 10307-E-101 Rev D; 10307-E-102 Rev C; 10307-S-101 Rev C; 10307-PV-101 Rev C; 10307-PV-102 Rev B; 10307-PH-005; Planning Statement, dated 31 August 2018; Heritage Appraisal, dated August 2018; Design & Access Statement, dated August 2018; Design & Access Statement Addendum, dated January 2019; Daylight and Sunlight report, dated 10th September 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 mansard roof, by virtue of its scale, bulk and detailed design, would appear as an over-dominant addition to the host building, and would

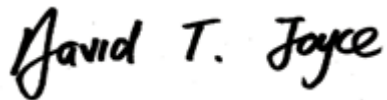
thereby cause harm to the special architectural and historic interest of the host building and would cause harm to the setting of Nos. 3 and 4 Percy Street, contrary to Policy D2 (Heritage) of the Camden Local Plan 2017

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 2019.

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