

Application ref: 2019/3726/L
Contact: Patrick Marfleet
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Date: 16 October 2019

Development Management
Regeneration and Planning
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City Planning
2nd Floor West Wing
40-41 Pall Mall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Vernon House
5-8 St Mark's Square
London
NW1 7TN

Proposal:

Erection of four storey side/rear infill extension with associated internal alterations.

Drawing Nos: 17023 PL4 015 A, 17023 PL4 043 A, 17023 PL4 044 A, 17023 PL4 070, 17023 PL4 071 B, 17023 PL4 101 A, 17023 PL4 111 A, 17023 PL4 110 A, 17023 PL4 113 A, 17023 PL4 115 B, 17023 PL4 143 B, 17023 PL4 144 B, 17023 PL4 170 A, 17023 PL4 171 B, 17023 PL4 001 A, 17023 PL4 010 A, 17023 PL4 011 A, 17023 PL4 012 A, 17023 PL4 013 A, 17023 PL4 112 A, Cover letter dated 24/05/2019, Design and Access Statement June 2019, Heritage Assessment dated June 2019

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 extension, by reason of its height, scale, position and design, would represent a prominent and incongruous addition that would infill an important gap between the Grade II listed building and the neighbouring terrace, harming its character, appearance and historic significance, contrary to policy D2 (Heritage) of the Camden Local Plan (2017).

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer