

Application ref: 2020/2201/L
Contact: Rose Todd
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Date: 9 October 2020

Development Management
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Lanpro Services Ltd
The Aquarium, Suite 11
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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:
1 Leigh Street
London
WC1H 9EW

Proposal:

Creation of a new enclosed reception area at ground floor level through the removal of the former small guest room Removal of former reception kiosk Introduction of a double guest room and en suite bathroom on the basement floor level in the former breakfast room, breakfast room moved to rear of building in former single guest room Introduction of a new fire escape corridor allowing escape access to the front of the building from the new basement bedroom, entailing: The introduction of a new partition between this corridor and the adjacent kitchen Swapping the location of the window and door on the basement's northern facade, re-using the door and replacing the non-original window frame with a new timber framed sash (Retrospective).

Drawing Nos:

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The internal works, specifically subdivision within the basement, harm the spatial proportions of the front (former dining) room. The resultant loss of the original internal basement floor plan, loss of the historic elevation treatment at lower ground level and original fabric harms the special architectural and historic

interest of the listed building contrary to policy D1 (Design) and policy D2 (Heritage) of the Camden Local Plan 2017.

2 Informative

You are advised that while the Council is sympathetic to the restoration and refurbishment of listed buildings as well as the installation of fire protection measures such works should never be at the expense of the historic fabric and architectural and historic significance of a listed building.

Enforcement action to be taken

The Director of Cultural and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

Informative(s):

1

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 faint circular stamp.

Daniel Pope
Director of Economy, Regeneration and Investment