

Application ref: 2020/5385/L
Contact: Patrick Marfleet
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Date: 3 March 2021

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Leigh & Glennie Ltd
6 All Souls Road
Ascot
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
11 Regent Square
London
WC1H 8HZ

Proposal:

Internal and external alterations including erection of external lift to the rear from lower ground to second floor level and internal lift between second and third floor levels.
Drawing Nos: PA101, PA102, PA103, PA104, PA105, PA106, PA107, PA109, PA108, PA100, Existing Plans dated 10.2019, Planning Statement dated October 2020, Heritage Statement dated October 2020, Personal Statement dated October 2020, NHS Letter dated 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 external lift enclosure, by reason of its height, scale, position and design, would represent a prominent and incongruous addition that would result in the loss of historic fabric and would cause less than substantial harm to the character, appearance and historic significance of the Grade II Listed Building, contrary to policy D2 (Heritage) of the Camden Local Plan (2017).
- 2 The internal alterations associated with the proposed external and internal lifts, would represent incongruous interventions that would damage the original plan

form of the host building and result in the loss of historic fabric, and would cause less than substantial harm to the character, appearance and historic significance of the Grade II 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 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