

Application ref: 2020/5037/L  
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Date: 13 April 2021

**Development Management**  
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ECE Planning Limited  
Brooklyn Chambers  
11 Goring Road  
Worthing  
BN12 4AP

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:  
**48 Mornington Terrace**  
**London**  
**NW1 7RT**

#### **Proposal:**

Removal and installation of replacement sash windows and drainage pipe (front elevation); alterations to internal walls and plan form; new/replacement shutters, flooring, ceiling, and fireplaces and surrounds; replacement staircase; alteration to front lower ground steps; rendering of vault; alterations to joinery; removal of rear wall and erection of fully glazed full width rear extension and glass roof to rear return (retrospective).

Drawing Nos: Heritage statement ref: 2020/5406, Design and Access statement dated October 2020, Schedule of works parts 1-5, Planning letter with appendices prepared by ECE Planning ref: KT/Let/P1742

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 alterations (including the removal of historic fabric within the lower ground floor, the removal of the domestic stair to that floor, changes to the upper floors involving the loss of original plan form and ceilings, and the replacement of the original marble fire surrounds and historic joinery on ground floor with ones of an inappropriate design), by reason of their detailed design and the loss of historic plan form and historic fabric, are considered to harm the special

architectural and historic interest of the listed building, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The external elevational alterations at front and rear (including the removal of the rear wall at lower ground level, the enlarged full width rear extension, the new steps to the front lightwell, the replacement windows at front and rear, and the new downpipe on the front elevation), by reason of their location, form, bulk and design, are considered to harm the special architectural and historic interest of the listed building, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 3 The reflective qualities of the proposed double-glazed sealed units and the joinery details of the replacement windows, by reason of their detailed design out of keeping with the existing single-glazing on adjacent properties in the terrace, are considered to harm the special architectural and historic interest of the listed building, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

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

- 2 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](mailto: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



Daniel Pope  
Chief Planning Officer