

Application ref: 2021/5955/L
Contact: Josh Lawlor
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Date: 9 March 2022

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Henry Planning Ltd.
163 Church Hill Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

29 Mornington Crescent
London
NW1 7RE

Proposal:

Internal alterations in association with the conversion of; existing bedsit at basement level, non-self-contained maisonette at basement, ground, first and third floor level and three HMO units at second and third floor level (Sui Generis) into; one bedroom flat at basement level, one bedroom flat at ground floor level, one bedroom flat at third floor level and provision of four HMO units at first and second floor level.

Drawing Nos: P-02-A, P-03, P-04, P-05, P-06, P-07-A, P-08-A, EX-02, EX-03, EX-04, EX-05, EX-06.

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 associated with the proposed conversion, 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 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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer