

Application ref: 2021/5222/L
Contact: Obote Hope
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Date: 15 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Savills
33
Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
125 Albert Street
London
NW1 7NB

Proposal:

Erection of mansard roof extension with terrace to the rear, erection of a full width rear extension following the demolition of the existing ground floor outrigger extension and two outbuildings; including internal and external restoration all associated with the use of the property as a single family dwellinghouse.

Drawing Nos: EX-1.00; EX-1.01; EX-1.02; EX-2.00; EX-2.01; EX-2.02; PL-0.00; PL-1.00; PL-1.01; PL-1.02; PL-2.00; PL-2.01; PL-2.02; PL-3.00; PL-3.01; PL-3.02;

Planning Statement commissioned by Savilles dated September 2021; Covering letter from Savilles dated 8th September 2021 and Design and Access Statement commissioned by M O R S + H A R T E Architects dated August 2021.

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 roof extension, by reason of its bulk, design and resultant loss of the original roof form and fabric would detract from the overall integrity of the building's special architectural and historic interest contrary to policy D2 (Heritage) of the London Borough of 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer