

Application ref: 2021/3086/L
Contact: Laura Dorbeck
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Date: 14 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Orcadian Planning
Windy Nook
Chorleywood Bottom
Herts
WD3 5JB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
111 Frognal
London
NW3 6XR

Proposal: Replacement of unoriginal floated timber floor with solid ground floor at historic level, removal of backfill from part of the pre-existing cellar, structural repairs of the cellar walls and tanking and dry-lining of the cellar (retrospective application)

Drawing Nos: BP rev 01, CRP rev 02 dated 04/08/21, CRP rev 02 dated 02/08/2021, Design, Access and Heritage Statement, Heritage Appraisal dated June 2021, Cover letter dated 04/08/2021.

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

Reason(s) for Refusal

- 1 The development, by reason of the substantial damage to the fabric and historic character of the underfloor features, harms the special interest of the host listed building, contrary to policy D2 (Heritage) of the Camden Local Plan and policy DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer