

Application ref: 2022/2955/L
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Date: 26 October 2022

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Dowden Designs
72A Stanlake Road
London
W12

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

**106 Highgate Road
London
NW5 1PB**

Proposal:

Internal and external alterations in association with the erection of 2 rear extensions at ground and part first floor level following demolition of existing rear extension store, replacement of a rear window at ground floor level with a timber door and enlargement of rear lightwell to provide new stair access from ground floor to garden.

Drawing Nos: S02/A; S01/A; SP01/A; S03/A; SP02/A; S04/A; TP02/A; TP01/A; TP04/A; TP05/A; TP03/A; Heritage Statement dated April 2022 by Dowden Architects; Design and Access Statement dated April 2022 by Dowden Architects

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 rear extensions, by reason of their scale, siting, detailed design and materials, represent unsympathetic additions that would harm the architectural and historic interest of the listed building and adjoining listed terrace, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

- 2 The proposed internal works and loss of historic lightwell and scullery wing, by reason of their location, design and loss of historic fabric and planform, would cause harm to the special historic and architectural interest of the listed building, contrary to policy D2 (Heritage) of the London Borough of 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer