

Application ref: 2022/0560/P
Contact: Fast Track TY
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Date: 1 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Shape Urban Planning Consultants
15 Larkspur Way
Epsom
KT19 9LS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
40 Earlham Street
London
WC2H 9LH

Proposal:

Installation of rear balcony with metal grille front and hinged floor sections, including associated replacement of rear window with timber French doors.

Drawing Nos: Site location plan; A101, A102, A200, A201, A202, A203; Listed Building Assessment, Planning Statement and Photomontage Sheet from Shape Urban Planning Consultants received 11/02/2022.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed balcony and French doors, by virtue of their detailed design, siting, scale, form and materials, would add unnecessary visual clutter, resulting in an unsympathetic addition which harms the character and appearance of the host building to the detriment of its special architectural and historic interest as a listed building, contrary to policies D1 (Design) and 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer