

Application ref: 2022/2098/L
Contact: Fast Track TY
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Date: 1 December 2022

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Flat A
40 Earlham Street
London
WC2H 9LH

Proposal:

External and internal alterations in connection with the installation of a rear balcony with a 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** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed balcony, French doors and associated alterations, by virtue of their detailed design, siting, scale, form and materials, would add unnecessary visual clutter, resulting in an unsympathetic addition and would result in loss of historic fabric, harming the special architectural and historic 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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer