

Application ref: 2022/3937/L
Contact: Ewan Campbell
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Date: 11 January 2023

Development Management
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davies architecture
6 Healey Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

**5 Chamberlain Street
London
NW1 8XB**

Proposal:

Excavation to provide extension at rear of existing basement floor for an additional room with retained lightwell, plus new internal staircase from basement to ground floors and other internal alterations

Drawing Nos: CHA5-2-EX-100-01, CHA5-2-EX-100-02, CHA5-2-EX-100-03, CHA5-2-PL-100-01, CHA5-2-PL-100-02, CHA5-2-PL-100-03, CHA5-2-DA Statement (Rev B), CHA5-2-Heritage Statement (Rev B) and CHA5 Location Plan

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 basement extension to the rear, by reason of its excessive size, width, layout and location, would fail to be a subordinate addition to the host listed building, harming its historic layout and spatial quality and disrupting the pattern of rear development to the wider listed terrace, to the detriment of the significance and character of the host building and setting of adjoining listed buildings, 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