

Application ref: 2022/5312/L
Contact: Kristina Smith
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Date: 25 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Fulkers Bailey Russell
4th Floor
420 Black Prince Road
London SE1 7SJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Euston Fire Station
172 Euston Road
London
NW1 2DH

Proposal:

Replacement of timber doors and metal / timber windows with aluclad doors and aluminium / aluclad windows on the rear (northeast and northwest) elevations at ground to fifth floor levels

Drawing Nos: Existing: 00-10; 00-11; 00-12; 00-13; 00-14; 00-15; 00-16

Proposed: 10-01; 10-02; 10-03; 10-04; 10-05; 10-06; 10-07; 10-08; 10-09; 10-10; 10-11; 10-12; 10-13; 10-14; Design and access statement (incorporating heritage statement) dated August 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 window and door replacements, by reason of loss of historic fabric and inappropriate detailed design, would result in 'less than substantial' harm to the significance of the listed building as a designated heritage asset which is not outweighed by any planning benefits, 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