
**NOTICE OF REFUSAL TO GRANT A
PERMIT**

UNDER SECTION 102(1)(C) OF THE
HERITAGE ACT 2017

Permit No: P37427

Applicant: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: TERRACE

HERITAGE REGISTER NUMBER: H0083

LOCATION OF PLACE/OBJECT: 114 PATERSON STREET PRINCES HILL, YARRA CITY

WHAT HAS BEEN REFUSED?

Part demolition, construction of extension & refurbishment

REASONS FOR REFUSAL:

- If the application was approved, it would result in unacceptable and irreversible detrimental impact on the cultural heritage significance of the place and the Paterson Street terrace row.
- The construction of a two-storey extension including a roof lantern and the associated demolition would adversely affect the cultural heritage significance of the place and the terrace row because it:
 - Adopts a design which is unsympathetic to the character of the original dwelling.
 - Is visually overwhelming and detrimental to the setting and scale of the dwelling and terrace row; and
 - Erases the views and legibility of the form and function of the rear of the dwelling and the second chimney and hearth.
- If the application was approved, it would result in an undesirable precedent for the Paterson Street terrace row and other registered terrace rows.
- Refusal of the proposal would not prevent the reasonable or economic use of the place. It has not been demonstrated that an owner could not reside at the place without the level of change proposed.

Date Refused: Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
09 May 2023 Delegation

A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria

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