

Application ref: 2023/1742/P
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Date: 10 January 2024

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hgh Consulting
45 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL**

Address:

Gloucester Lodge
12 Gloucester Gate and 12 & 13 Gloucester Gate Mews
London
NW1 4HG

Proposal: Erection of a double height glazed link connecting 12 Gloucester Gate and 12 and 13 Gloucester Gate Mews and associated works.

Drawing Nos: Existing drawings: PG0010 Rev 01; GL-MAK-XX-: 01-DR-AR-PG1001 Rev 01; 00-DR-AR-PG1000 Rev 01; LG-DR-AR-PG0999 Rev 01; GL-MAK-XX-ZZ-DR-AR-PG: 1202 Rev 01; 1201 Rev 01; 1205 Rev 01; 1204 Rev 01

Demolition: GL-MAK-XX-ZZ-DR-AR-PJ: 1705; 1704

Proposed drawings: GL-MAK-XX-ZZ-DR-AR-PJ: 3201; 3202; 3203; 3205; 3200; 3204; 3206; 3100; 3101. GL-MAK-XX-: 03-DR-AR-PJ3003; 02-DR-AR-PJ3002; 01-DR-AR-PJ3001; LG-DR-AR-PJ2999; B1-DR-AR-PJ2998; 00-DR-AR-PJ: 3000; 3000A

Supporting documents: Planning Statement dated April 2023 (hgh Consulting); Design and Access Statement dated 28th April 2023 (MAKE architects); Heritage Statement dated March 2023 (Heritage Information); Daylight and Sunlight Assessment dated 18th April 2023 (EB7); Sustainability, Energy and Overheating Assessment dated April 2023 (XCO2); and Structural Report dated April 2023 (Techniker).

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed link extension, by reason of its height, bulk, mass, form, modelling and detailed design would be harmful to the character and appearance of the Grade I listed host building and its setting, the setting of its curtilage building, the setting of adjacent Grade I listed buildings and the character and appearance of the Regents Park Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed link extension, by reason of the failure to apply the cooling hierarchy and its design which incorporates a high proportion of glazing with no openable windows or external shading and its reliance on venting heat to the existing house, would increase the risk of overheating of the host property and so would not be resilient to climate change contrary to policies D1 (Design) and CC2 (Adapting to climate change) 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer