

Application ref: 2024/3349/P  
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Date: 14 January 2025

**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:

**8 Gloucester Gate  
London  
NW1 4HG**

Proposal:

Various alterations to dwelling house and mews including replacement of the rear, closet wing extension, rebuilding of mews roof, internal refurbishment consisting of demolition and reposition of some partition walls and other associated works.

Drawing Nos:

1146\_DFA\_GG: 000001, 000002, 010001, 010002, 010003, 010004, 010005, 010006, 010007, 010008, 010009, 010010, 010011

1146\_DFA\_GG: 030001, 030002, 030003, 030004, 030005, 030006, 030007, 030008, 030009, 030010, 030011, 030012, 030013, 030014, 030015, 030016, 030017

1146\_DFA\_GG: 040001, 040002, 040003, 040004, 040005, 040006, 040007, 040008, 040009, 040010, 040011, 040012, 040013, 040014, 040015, 040016, 040017, 040018, 040019

8GG\_: Interior Details Pack Rev 02 Parts 1 -5, Jamb Fireplace Report, Gate Cornice Ceiling Report, Schedule of Finishes Rev 02, Architectural Detail Schedule Rev 02

Design and Access Statement (DFA - 27/08/2024), Exploratory Document (DFA), Planning

and Heritage Statement (Montagu Evans), Structural Statement (Michael Alexander - August 2024), Energy and Overheating Risk Statement (XCO2 - July 2024), Plant Noise Impact Assessment (EEC - 31/07/2024)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed demolition of the existing closet wing, by reason of the loss of historic fabric and associated evidential value, would be harmful to the special architectural and historic interest of the Grade I listed host building and its setting, the setting of its curtilage building and the setting of adjacent Grade I listed buildings. As such the proposal would be harmful to the character and appearance of the Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed rear extension, by reason of its height, bulk, mass, form, modelling and detailed design would be harmful to the special architectural and historic interest of the Grade I listed host building and its setting, the setting of its curtilage building and the setting of adjacent Grade I listed buildings. As such the proposal would be harmful to the character and appearance of the Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 3 The proposed alterations to the mews building, by reason of their detailed design, would be harmful to the special architectural and historic interest of the Grade I listed host building and its setting, the setting of its curtilage building and the setting of adjacent Grade I listed buildings. As such the proposal would be harmful to the character and appearance of the Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 4 The proposed alteration of the upper staircase flight, the proposed roof light, the replacement chimney pieces and the alterations to the basement planform, by reason of the loss of evidential value, and the introduction of less appropriate designs, would be harmful to the special architectural and historic interest of the Grade I listed host building. As such the proposal would be harmful to the character and appearance of the Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 5 In the absence of adequate dynamic thermal modelling to demonstrate the need for active cooling equipment, the Council cannot be satisfied that the proposed works are justified and that appropriate climate adaptation measures to reduce the impact of urban and dwelling overheating could not be achieved by other preferred measures as set out in the cooling hierarchy. The proposal is therefore contrary to policy CC2 (Adapting to climate change) 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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