

Application ref: 2024/3387/L  
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Date: 14 January 2025

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

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent 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** listed building consent 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 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 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 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 and 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.

#### 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](mailto: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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope  
Chief Planning Officer