

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2012/3091/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

6 December 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

**Flat 1
29 Gloucester Crescent
London
NW1 7DL**

Proposal:

Erection of two-storey rear extension at lower ground and ground floor level, rear garden access via stairs, and infill of front alcove to existing dwelling (Class C3).

Drawing Nos: Design and Access Statement; 324-100-E; 324-200-E; 324-200-E Revision A; 324-201-E; 324-201-E Revision A; 324-300-E Revision A; 324-301-E Revision A; 324-101-E; 324-101-E Revision A; 324-102-E; 324-103-E; 324-101-A; 324-101-P; 324-102-A; 324-102-P; 324-103-P; 324-103-A; 324-200-P; 324-200-P Revision A; 324-201-A; 324-201-P; 324-201-P Revision A; 324-201-A Revision A; 324-201-D Revision A; 324-301-P Revision A; 324-300-P Revision A;

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

- 1 The proposed upper ground floor rear extension, by reason of its height, bulk, mass and form, would be detrimental to the character and appearance of original dwelling



and the Primrose Hill Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.

- 2 The proposed staircase and terrace would result in overlooking and loss of privacy to 30 Gloucester Crescent, to the detriment of the amenity of the occupiers, and contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Plan.
- 3 Insufficient information has been submitted to demonstrate that there would not be a significant loss of daylight to windows on the rear elevation of no. 28 Gloucester Crescent contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Plan.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444