

Miller Clear Architects
68 Waterside
Kendal
Cumbria
LA9 4EX

Application Ref: **2011/6122/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

10 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

**Flat 2
161 GLOUCESTER AVENUE
LONDON
NW1 8LA**

Proposal:

Erection of a single storey side/rear infill extension with 2x rooflights and replacement of window with door at rear elevation of existing flat (Class C3)

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix 1114_) 003; 004; 111; 211

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

Reason(s) for Refusal

- 1 The proposed extension by reason of its design, scale and siting would harm the character and appearance of the Primrose Hill Conservation Area, contrary to policy CS14 of Camden's Core Strategy and Policies DP24 and DP25 of Camden's Development Policies.
- 2 The proposed extension by reason of its height and depth would create an



unacceptable sense of enclosure to neighbouring habitable room windows, contrary to policy CS5 of Camden's Core Strategy and policy DP26 of Camden's Development Policies.

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