

Gerald Eve LLP
7 Vere Street
London
W1G 0JB

Application Ref: **2010/3246/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

17 August 2010

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:
Gower Mews
London
WC1E 6HP

Proposal:
Erection of electronically controlled metal gates at the entrance to the mews.

Drawing Nos: 657 (01)001d; (01)101; (01)600c; (01)601d; Conservation Assessment prepared by Anthony Walker, dated 16 June 2010.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed gates, by reason of their location, size and design would be detrimental to the appearance and setting of the surrounding buildings, the streets and spaces between them and the character and appearance of the Conservation Area. This would be contrary to policies B1 (General Design Principles) B6 (Listed Buildings) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed gates would restrict access to a public right of way and provide an unattractive walking and cycling environment around Gower Mews. This would be contrary to policy SD1c (Access for All) and policy T3 (Walking and Cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed gates, by reason of their location in close proximity to Gower Street, and the potential conflict with pedestrians and other users of this street that would result from their erection, would be detrimental to highway safety, contrary to policy T12 [Works Affecting Highways] of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed gates would separate the residents of the mews from the surrounding community of which it currently forms part, resulting in an inward-looking enclave. As a result the proposal would fail to promote social cohesion and would be contrary to policy SD1a (Quality of Life- Sustainable Communities) of the Camden Replacement Unitary Development Plan 2006.

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