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Application Ref: **2014/4604/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

22 September 2014

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**55 Gloucester Avenue  
London  
NW1 7BA**

Proposal:

The erection of a single storey ground floor extension to the rear elevation following the demolition of existing timber garage.

Drawing Nos: 0037\_A\_02\_2-1\_A, 0037\_A\_02\_202\_A, 0037\_A\_03\_301\_A,  
0037\_03\_302\_A, 0037\_A\_03\_303\_A, 0037\_A\_003\_304\_A,  
0037\_A\_03\_305\_A, 0037\_A\_004\_401\_A, 0037\_A\_04\_441\_A, 0037\_A\_05\_501\_A,  
0037\_A\_05\_502\_A, 0037\_A\_05\_503\_A, 0037\_A\_05\_502\_A,

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 height, siting and scale would be detrimental to the character and integrity of the host building, unbalancing its composition, encroaching on a townscape gap and failing to preserve and enhance the character and appearance of the Primrose Hill Conservation Area, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the



London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment