

Mr. Carl Snitcher  
171 Gloucester Avenue  
London  
NW1 8LA

Application Ref: **2016/0722/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 2362

26 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:  
**171 Gloucester Avenue**  
**London**  
**NW1 8LA**

Proposal:  
Erection of rear conservatory at second floor level (retrospective)  
Drawing Nos: 1272.01, 1272.02b, Block Plan, Location Plan, Design and Access Statement, Photo sheet no. 1272.

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

#### Reason(s) for Refusal

- 1 The conservatory extension, by reason of its location, design and scale, is a prominent and incongruous rear addition which is harmful to the character and appearance of the host building, the terrace of adjoining properties and the 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.



Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

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.

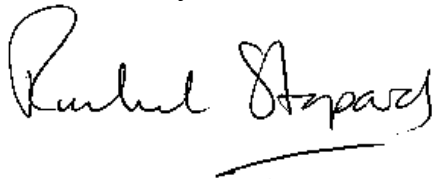
**ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities