

Congreve Horner
10 Princeton Court
55 Felsham Road
London
SW15 1AZ
United Kingdom

Application Ref: **2016/6996/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

5 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:
**96 Gloucester Avenue
London
NW1 8HX**

Proposal:

Alterations to front elevation of roof extension and replacement of front brick parapet wall at roof level with glazed panel, to residential dwelling (Class C3).

Drawing Nos: Site location plan; GP5709-02; 5709-03; 5709-03b; 5709-03c; Planning Statement; Appendix 1.

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

Reason(s) for Refusal

- 1 The replacement of existing front brick parapet wall with an obscure glass panel, by reason of the resulting loss of the original historic brick parapet, would appear as an incongruous form of development in a largely unimpaired lined of solid parapet walls and would therefore result in harm to the character and appearance of the building, the terrace of which it forms part, the wider conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies



DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, and policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

- 2 The proposed front elevation of the roof extension, by reason of its design and extent of glazing, would have a detrimental impact on the character and appearance of the building, the terrace of which it forms part and the wider conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, and policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 The Inspector's report on the Council's emerging Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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.

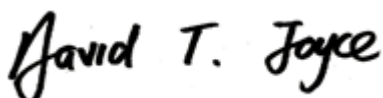
ENFORCEMENT ACTION TO BE TAKEN

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



David Joyce
Director of Regeneration and Planning