

Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2017/5504/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 4546

15 November 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**44 A Gloucester Avenue**  
**London**  
**NW1 8JD**

Proposal: The erection of green wall fencing along the western site boundary between 44-44a Gloucester Avenue and Sunny Mews.

Drawing Nos: Site plan, 173\_GA\_20 Rev A, Sunny Mews Green Wall pack Rev T2.

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

#### Reason(s) for Refusal

- 1 The proposed fence, by reason of its detailed design, height and siting, would be an inappropriate development, causing harm to the character and appearance of the host building and Primrose Hill Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2 The proposed fence, by reason of its height and proximity to the ground floor windows of units G0.3 and G0.4, would have a harmful impact on outlook, and in the absence of evidence demonstrating these units would receive acceptable levels of daylight and sunlight, would result in sub-standard living accommodation for future



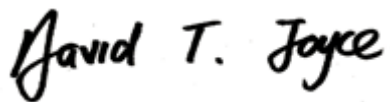
occupiers, contrary to policy A1 of the Camden Local Plan 2017.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning