

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2017/4111/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

15 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

**12 Gloucester Gate
12 & 13 Gloucester Gate Mews
London
NW1 4AD**

Proposal: Variation of condition 3 (approved drawings) of planning permission 2016/4549/P dated 22/12/2016 (for erection of single storey extension connecting 12 Gloucester Gate to mews building and associated alterations), namely lowering of garden level by 200mm, insertion of lift to lightwell, setting back of bay on east elevation, a flat solid roof to garden room, insertion of roof light over lift shaft, reconfigured / additional windows at 2nd floor on south elevation, reconfigured roof lights at 2nd floor roof, relocation of door and widening of garage door to east elevation of 12 Gloucester Gate Mews.

Drawing Nos:

Superseded drawings: PD2205 06; PD2204 02; PD2203 01; PD2202 02; PD2201 02; PD2101 01; PD2003 02; PD2002 02; PD2001 03; PD2000 02; PD1999 05; PD1503 00; PD1502 00; PE1501 00; PD1500 00; PD1499 01;

Proposed drawings: PD2205 08; PD2204 05; PD2203 03; PD2202 04; PD2201 05; PD2101 03; PD2003 04; PD2002 04; PD2001 05; PD2000 04; PD1999 07; PD1503 02; PD1502 02; PE1501 02; PD1500 03; PD1499 03; PD1601 00; PD1701 00; PD1703 00; PD1704 00; Cover letter for revised drawings prepared by Montagu Evans dated 4/12/17; Design and Access Statement Addendum prepared by Make dated Nov 2017; Planning



statement prepared by Montagu Evans dated July 2017; Daylight / Sunlight report prepared by eb7 dated 4/7/17; Design and Access Statement prepared by Make dated August 2016; Basement Impact Assessment prepared by Techniker Ltd dated 05.07.2017; Heritage statement prepared by Montagu Evans dated August 2016; Arboricultural Impact Assessment prepared by Environmental Services dated 11 August 2016; Daylight & Sunlight Report prepared by eb7 dated 5/8/16; Addendum To Arboricultural Impact Assessment prepared by Environmental Services dated 14/11/16; Heritage Statement Addendum prepared by Montagu Evans dated July 2017; Tree Protection Plan dated 28/07/2015; Tree Constraint Plan dated 28/07/2015

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

Reason(s) for Refusal

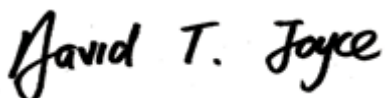
- 1 The proposed development, in the absence of a legal agreement securing a highway contribution for necessary highway works, would fail to secure adequate provision for the safe movement of pedestrians and have an unacceptable impact on the public highway, contrary to policies A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of 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



David Joyce
Director of Regeneration and Planning