

EMA
4 Underwood Row
London
N1 7LQ
United Kingdom

Application Ref: **2018/1123/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

6 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
4th Floor Flat
31 Gloucester Avenue
London
NW1 7AU

Proposal:

Erection of a mansard roof extension with front dormer windows, formation of rear inset terrace with glass balustrading, replacement of existing rear door/balcony with new window and associated internal alterations.

Drawing Nos: 4079-00, 4079-01, 4079-02, 4079-03, 4079-04, 4079-05, 4079-06, 4079-07, 4079-08, 4079-09, Design & Access & Heritage Statement

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension and inset terrace area at the rear would, by reason of inappropriate height, position, bulk and detailed design, be a highly prominent and incongruous alteration to the roof form that would detract from the external appearance of the Grade II listed building and wider terrace and would fail to either preserve or enhance the character and appearance of the Primrose Hill Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the



Camden Local Plan (2017).

Informative(s):

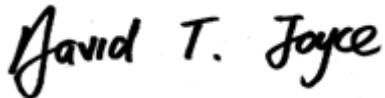
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning