Planning Inspectorate

Temple Quay House

2 The Square

Avon

Bristol

BS1 6PN

5th June 2018

Dear Sir/ Madam

Planning Appeal: Gloucester Gate Lodge, London, NW1 4HA

**LPA Reference: 2017/4111/P**

This appeal is submitted on behalf of Mr Mansour Namaki in support of a planning appeal to the Planning Inspectorate following refusal of planning permission at Gloucester Gate Lodge, London, by the London Borough of Camden (LBC) for the following development:

*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.*

The planning application was refused under delegated powers on 15th March 2018. The Council cited the following 2 reasons for refusal on the formal decision notice:

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.*

It is the appellant’s intention to agree a Deed of Variation with the London Borough of Camden which would have the effect of securing the necessary highways works along with a Construction Management Plan. A draft Deed of Variation is submitted as part of this appeal alongside the signed S106 Agreement secured as part of the original planning application reference: 2016/4549/P at Appendix 1 and Appendix 2, respectively.

It is considered that, once agreed and signed, the Deed of Variation will overcome the reasons for refusal.

In addition to the above, this application that is the subject of this appeal is accompanied by a Listed Buildings refusal (LPA reference: 2017/4133/L) for which an appeal will be submitted shortly. The Listed Buildings consent sought permission for:

*Erection of single storey extension connecting 12 Gloucester Gate to mews building; insertion of rooflight; excavation of basement to extend below rear courtyard and mews properties; remodelling of mews properties with sash windows at upper ground floor (facing courtyard), parapet height raised, and erection of hipped, pitched roof to 12 Gloucester Gate Mews following demolition of 12 and 13 Gloucester Gate Mews behind retained elevation facing Gloucester Gate Mews and internal alterations to 12 Gloucester Gate including installation of lift and alterations at 1st and 2nd floor level (all aforementioned approved under 2016/4554/L) and including the following: revised internal basement layout, relocation of secondary stair at 2nd floor, lowering of garden level by 200mm, insertion of lift to lightwell, setting back of bay on east elevation, 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.*

We would request that the appeals are considered together under the informal hearing procedure, further details of which are set out in the ‘Justification for a Hearing’ document that accompanies this appeal.

With regard to this appeal, please find enclosed the following documents:

*Appeal Documents*

* Covering letter
* Appeal form
* Hearing Justification Note

*Application Documents*

* Completed Application Form
* Application Cover Letter
* Planning Statement (dated July 2017)
* Heritage Statement (dated August 2016)
* Heritage Statement Addendum (dated July 2017)
* Design & Access Statement (dated August 2016)
* Design and Access Statement Addendum (dated November 2017)
* Basement Impact Assessment (dated August 2016)
* BIA Addendum Report (dated July 2017)
* Daylight and Sunlight Report (dated August 2016)
* Daylight and Sunlight Letter (dated July 2017)
* Arboricultural Impact Assessment (dated August 2016)
* Addendum to Arboricultural Impact assessment (dated November 2016)
* Outline Construction Management Plan (dated August 2016), and
* CIL Form.

*Application Drawings:*

* PD0010 Rev.1 – Existing Site Plan;
* PD0011 Rev.1 – Proposed Site Plan;
* PD0999 Rev.1 – Existing Lower Ground Floor Plan;
* PD1000 Rev.1 – Existing Ground Floor Plan;
* PD1000A Rev.1 – Existing Ground Floor Forecourt Plan;
* PD1001 Rev.1 – Existing First Floor Plan;
* PD1002 Rev.1 – Existing First Second Floor Plan;
* PD1003 Rev.1 – Existing Roof Plan;
* PD1100 Rev.1 – Existing Elevation 01;
* PD1101 Rev.1 – Existing Elevation 02;
* PD1200 Rev.1 – Existing Section E;
* PD1201 Rev.1 – Existing Section B;
* PD1202 Rev.1 – Existing Section A;
* PD1203 Rev.1 – Existing Section C;
* PD1204 Rev.1 – Existing Section F;
* PD1205 Rev.1 – Existing Section D;
* PD1499 Rev.3 – Demolition Drawing Lower Ground Floor Plan;
* PD1500 Rev.3 – Demolition Drawing Ground Floor Plan;
* PE1501 Rev.2 – Demolition First Floor Plan;
* PD1502 Rev.2 – Demolition Drawing Lower Ground Floor;
* PD1503 Rev.2 – Demolition Roof Plan;
* PD1601 – Demolition Elevation 02;
* PD1701 – Demolition Drawing Section B;
* PD1703 – Demolition Drawing Section C;
* PD1704 – Demolition Drawing Section F;
* PD1998 Rev.04 – Proposed Basement Plan;
* PD1999 Rev.07 – Proposed Lower Ground Floor Plan;
* PD2000 Rev.04 – Proposed Ground Floor Plan;
* PD2000A Rev.04 – Proposed Ground Floor Forecourt;
* PD2001 Rev.05 – Proposed First Floor Plan;
* PD2002 Rev.04 – Proposed Second Floor Plan;
* PD2003 Rev.04 – Proposed Roof Plan;
* PD2100 Rev.02 – Proposed Elevation 01;
* PD2101 Rev.03 – Proposed Elevation 02;
* PD2200 Rev.02 – Proposed Section E;
* PD2201 Rev.05 – Proposed Section B;
* PD2202 Rev.04 – Proposed Section A;
* PD2203 Rev.03 – Proposed Section C;
* PD2204 Rev.05 – Proposed Section F; and,
* PD2205 Rev.08 – Proposed Section D.

I trust this provides all necessary information but please do not hesitate to contact me should you require any further details.

Yours sincerely

1. **Sarah Ballantyne-Way**
2. **Associate Director**