

Application ref: 2019/0468/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 24 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Plainview Planning  
42 Clarence Street  
Cheltenham  
GL50 3PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat 4th Floor**  
**31 Gloucester Avenue**  
**London**  
**NW1 7AU**

Proposal: Enlargement of mansard roof extension at fourth floor level.

Drawing Nos: 4079-02, 4079-01, 4079-07, 4079-00, 4079-03, 4079-00, 4079-06A,  
Planning and Heritage Statement January 2019.

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, by reason of its height, position, bulk and detailed design, would represent a prominent and incongruous alteration to the roof form that would harm the external character and appearance of the Grade II listed building and wider terrace and would fail to preserve or enhance the character and appearance of the surrounding Primrose Hill Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer