

Application ref: 2019/3647/P  
Contact: Joshua Ogunleye  
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Date: 27 February 2020

**Development Management**  
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Retrouvius  
2A Ravensworth Road  
London  
NW10 5NR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:

**67 Gloucester Crescent  
London  
NW1 7EG**

Proposal:

Erection of rear infill extension at lower ground and ground floor level (following demolition of existing lower ground floor infill extension); reconfiguration of front vaults and external alterations to include new spiral staircase at rear to dwelling house (Grade II).

Drawing Nos:

146\_EX\_98, 146\_EX\_99, 146\_EX\_100, 146\_EX\_101, 146\_EX\_102, 146\_EX\_103,  
146\_EX\_200, 146\_EX\_201, 146\_EX\_300, 146\_PL\_99, 146\_PL\_101, 146\_PL\_200,  
146\_PL\_201, 146\_PL\_300, Tree Protection Plan, GHA/DS/126560:19 (Received 17th July  
2019)  
146\_PL\_100 Rev PL01 (Received 14th October 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 two storey infill rear extension by reason of its full width massing and inappropriate roof design, would appear as an inappropriate and incongruous addition that has a detrimental impact on the character and appearance of the host

building which is Grade II listed, the wider terrace of which it forms part and the Primrose Hill Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and the emerging London Plan 2019.

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