

Application ref: 2023/5141/P
Contact: Ewan Campbell
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Date: 13 February 2024

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Peter Morris Architects
37 Warren Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
13 Grafton Crescent
London
NW1 8SL

Proposal: Erection of a mansard roof extension with front and rear dormer windows and PV panels.

Drawing Nos: 247-001, 247-002 (Rev C), 247-003 (Rev B), 247-005 (Rev E), 247-006 (Rev C), 247-007 (Rev D), AVR Report, Heritage Statement (March 2023), Design and Access Statement (November 2023), Heritage Impact Assessment (November 2023)

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 principle, design, height and location on a terrace of largely unimpaired rooflines, would be detrimental to the character and appearance of the host building, streetscene and surrounding area. There would be a harmful impact on the integrity of a group of locally listed buildings. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal would also be contrary to Camden's Home Improvements CPG guidance document.

Informative(s):

1 n/a

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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