Development Management
Regeneration and Planning
London Borough of Camden
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Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Flat 3
72 Burghley Road
London
NW5 1UN

Proposal:
Alterations to existing roof terrace to enlarge the terrace, change the access arrangement and replace the existing balustrades

Drawing Nos: Site Location Plan; BR072-P101 Rev A; BR072-P102 Rev A; BR072-P111 Rev A; BR072-P112 Rev A; BR072-P121 Rev A; BR072-P122 Rev A; Design and Access Statement (Hugh Cullum Architects Ltd, September 2023); Structural Assessment Inspection (Stabuild, 12 July 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 development, by virtue of the additional bulk at roof level, would result in an overly dominant and incongruous addition to the existing roof terrace which would cause harm to the character and appearance of the host property and adjoining terrace, contrary to policy D1 (Design) of the Camden Local Plan (2017) and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016).

Informative(s):

   1

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 2021.

You can find advice about your rights of appeal at:

https://www.gov.uk/appeal-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

Daniel Pope
Chief Planning Officer