

Application ref: 2024/3073/P
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Date: 3 October 2024

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Zeki Construction Ltd
15 COLLEGE COURT ROAD
ENFIELD
LONDON
EN3 4FQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

153 Fortress Road
London
NW5 2HR

Proposal:

Installation of a ventilation extract duct from ground floor restaurant to rear roof level.

Drawing Nos: Environmental Noise Survey -2 (Updated) Report No: FR230724NW52HR-REV 2 Dated: 23/07/2024; PM3237/01, PM3237/02, SE/153FR/01 Rev C, SE/153FR/02 Rev C

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed duct, by reasons of its location, scale and detailed design would be a dominant and incongruous feature on the rear elevation to the detriment of the character and appearance of the host building and wider terrace, contrary to Policy D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.
- 2 The proposed duct installation, by reason of its size, scale and location, would be an incongruous and unneighbourly introduction to the residential first floor terrace and detrimental to the amenity of the associated home, contrary to policies D1 and A1 of

the Camden Local Plan 2021 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 In the absence of a daylight assessment, it has not been satisfactorily demonstrated that the proposed duct would not bring about unacceptable loss of daylight to residential windows at 153 Fortess Road contrary to policy A1 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 2023.

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