

Application ref: 2024/2456/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

256 Kentish Town Road
London
NW5 2AA

Proposal: Retrospective permission to retain mechanical plant, storage containers and louvre screen and extension of louvre screening.

Drawing Nos: 24-COL-001 Original Elevations DOC000, 24-COL-003 Elevations (Retained) DOC001, 24-COL-004 Plans and Elevations Proposed DOC, 24-COL-002 Plans Original and Existing (Retained) DOC002

Acoustic Assessment - Parakeet - 256 Kentish Town Road, Parakeet Planning Statement, Location Plan

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

Reason(s) for Refusal

- 1 The proposed extract flue, timber screening on the Islip Street elevation and storage buildings on the roof by reason of their, design, location, height and visibility would be detrimental to the character and appearance of the locally listed building, streetscene and surrounding area. 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.

- 2 In the absence of an air quality assessment within an identified location of 'poor quality' it has not been satisfactorily demonstrated that the proposed works would not cause an adverse impact on air quality in the area contrary to policy A1 of the Camden Local Plan 2017.
- 3 The development has the potential to result in unacceptable levels of harm to neighbouring residents' living conditions through noise pollution, vibration and harmful levels of odour contrary to policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Council's Local Plan adopted in 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.

2 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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