

Application ref: 2024/5623/P
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Date: 19 February 2025

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In Situ
21B Birnam Road
London
N4 3LJ
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
7 Raglan Street
London
NW5 3DB

Proposal: Alterations to rear roof, creation of 2nd floor roof terrace/roof deck and vertical rear garden

Drawing Nos: Heritage Statement dated January 2024; A2310_001; A2310_002; A2310_003; A2310_004; A2310_005; A2310_006; A2310_007; A2310_010; A2310_011; A2310_012; A2310_013; A2310_020; A2310_021; A2310_022; A2310_100; A2310_101; A2310_102; A2310_103; A2310_110; A2310_111, A2310_112; A2310_113; A2310_120; A2310_121; A2310_122; A2310_600

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

Reason(s) for Refusal

- 1 The proposed roof alterations and vertical garden, by reason of their size, design and location, would be an incongruous and prominent addition which would detract from the uniform roofline and obscure the original materiality and form of the rear bay and roof, causing harm to the character and appearance of the locally listed host property and the wider Kentish Town Conservation Area contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and D3 of the Kentish Town Neighbourhood Plan 2016.

- 2 The proposed vertical garden, by virtue of its siting, scale, form and bulk, would result in harm to neighbouring amenity (No.9 Raglan Street) in terms of diminished outlook and loss of light, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope
Chief Planning Officer