

Arta Architecture
Portland House
51 Colney Hatch Lane
Muswell Hill
London
N10 1LJ

Application Ref: **2010/1235/P**

Please ask for: **Hugh Miller**

Telephone: 020 7974 **2624**

14 May 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

Town and Country Planning (General Development Procedure) Order 1995

Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

58 Grafton Road

Kentish Town

london

NW5 3DY

Proposal:

Erection of mansard roof extension and two storey rear extension at first and second floor level to upper floor maisonette (Class C3)

Drawing Nos: Site Location Plan; GRA 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 014;

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 extension, by reason of its bulk, height, mass and detailed design, would be detrimental to the appearance of the building, would impair the largely unaltered roofscape of the terrace of which it forms a part, and the character and appearance of the Inkerman Conservation Area, contrary to policies B1



(General design principles), B3 (Alterations and extensions) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed two-storey rear extension, by reason of its height, depth and location, would result in an excessively bulky and high rear addition which would be detrimental to the appearance and proportions of the house, to the integrity of the rear elevations of the terrace of which this house forms part, and to the character and appearance of the Inkerman Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed two-storey rear extension, by reason of its height, depth and location would result in an increased loss of outlook and sense of enclosure to the detriment of the residential occupiers at ground floor level of the residential flat at No. 58 Grafton Road, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that in any future submission that existing and proposed side elevation and sections would need to be provided in order to fully assess and consider any such application.

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