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Application Ref: **2014/2721/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

3 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

121 Kentish Town Road London NW1 8PB

Proposal:

Erection of first floor rear extension and mansard roof to create 2 bedroom maisonette.

Drawing Nos: Site location plan; 13-97-01; 02; 03; 04; 05 RevB; 06 RevB; 07 RevB; 08 RevB; 09 Rev B; 12-88-03 RevB; 09 RevB.

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

Reason(s) for Refusal

- 1 The height and detailed design of the proposed mansard roof extension would have a detrimental impact on the character and appearance of the building, the terrace and the local area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.
- 2 The proposed development, in the absence of a legal agreement to ensure that the mansard roof extension could only be constructed concurrently with roof extensions at the adjacent properties (119-127 Kentish Town Road) would result in the loss of a distinct and unbroken section roofline which would be detrimental to the character and appearance of the building, the terrace and the local area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the Camden



Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Development Policies of the Local Development Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment