

STRAIGHT ARCH LTD.
47 Harvey Road
ILFORD
Essex
IG1 2NJ

Application Ref: **2013/8269/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

3 July 2014

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:
243 Kentish Town Road
London
NW5 2JT

Proposal:
Erection of smoking shelter in rear garden (retrospective).

Drawing Nos: K1-01, K1-02, K1-03, K1-04,

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

Reason(s) for Refusal

- 1 The subject extension, by reason of its height, bulk, mass, position and external materials / finish, would result in an over dominant and inharmonious addition, detrimental to the character and appearance of the host building and local area, contrary to policy CS14 (Promoting high quality places) of the London Borough of Camden Local Development Framework Core Strategy; and to policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The subject extension would introduce a structure liable to result in a significant



increase in intensity of use of the rear garden area, and would fail to provide an equivalent level of noise mitigation. The development would therefore lead to an unacceptable harm to the amenity of surrounding residents, and is contrary to Policies CS5 (Managing the impact of growth and development), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services 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 paragraphs 186 and 187 of the National Planning Policy Framework.

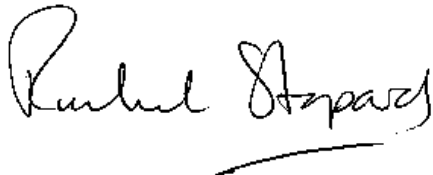
ENFORCEMENT ACTION TO BE TAKEN

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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment