

Hogarth Architects  
186 Dawes Road  
London  
SW6 7RQ

Application Ref: **2014/5834/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

21 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**274A Kentish Town Road**  
**London**  
**NW5 2AA**

#### **Proposal:**

Erection of single storey rear extension at second floor level, creation of roof terrace at second floor level with metal balustrade, installation of 3 x rooflights, replacement of concrete roof tiles with slate roof tiles and replacement front door at ground floor level.

Drawing Nos: L(-4) 300; L(-4) 301; L(-3) 300; L(-3) 301; L(-3) 302; L(-2) 300; L(-2) 301; L(-2) 302; L(-2) 303; L(-4) 100; L(-4) 101; L(-3) 100; L(-3) 101; L(-3) 102; L(-2) 101; L(-2); L(-1) 100; L(-2) 102; L(-2) 103; L(-2) 104

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

#### **Reason(s) for Refusal**

- 1 The proposed second floor rear extension by reason of its location, height, bulk, mass and detailed design would harm the character and appearance of the host property and the terrace as a whole, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework



Development Policies.

- 2 The proposed metal railings at rear second floor level, by reason of their height, form and resultant visual bulk, would harm the character and appearance of the host property through creating visual clutter to the rear elevation, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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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



Ed Watson  
Director of Culture & Environment