

Hogarth Architects
186 Dawes Road
Fulham
London
W6 7RQ

Application Ref: **2014/6606/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

12 December 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 half width 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(-3) 300; L(-2) 300; L(-4) 300; L(-4) 100; L(-3) 100; L(-1) 100

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.

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