

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY

Application Ref: **2014/7670/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

27 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
127 Kentish Town Road
London
NW1 8PB

Proposal:
Erection of single storey second floor roof extension and single storey first floor rear extension comprising additional living space to existing first floor flat and replacement of front windows.

Drawing Nos: 12-91-15, 12-91-21, 12-91-22, 12-91-23, 12-91-24, 12-91-25, 12-91-26, 12-91-27, 12-91-28, 12-91-29 and Design & Access Statement.

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 location, scale and detailed design would have a detrimental impact on the distinct and unbroken section of roofline in this terrace of locally listed properties of local historic and townscape interest, to the detriment of the appearance of the host building and the wider terrace, contrary to policy CS14 (Promoting high Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and



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

- 2 The proposed first floor rear extension, by reason of its bulk, design and location, would be detrimental to the appearance of the host building and the wider terrace, 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