

Mr Alexander Abbey
Flat A , 42, Coity Road
London
NW5 4RY

Application Ref: **2017/2097/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
42a & 44 Coity Road
London
NW5 4RY

Proposal: Erection of 2 storey rear extensions to the rear of nos.42a and 44 Coity Road, erection of single storey rear conservatory to no.44 Coity Road, and lowering floor level of no.42a front vault by 550mm.

Drawing Nos: 42A & 44_Coity, 42A & 44_Coity_P_200, 42A & 44_Coity_P_00, 42A & 44_Coity_P_01, 42A & 44_Coity_P_10, 42A & 44_Coity_P_20, 42A & 44_Coity_P_15, 42A & 44_Coity_P_16 rev.00, 42A & 44_Coity_P_Rf, and Design and Access Statement dated 7 April 2017.

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



- 1 The proposed two-storey rear extensions, by reason of their detailed design, bulk, scale and siting, would be highly visible additions to a largely unaltered part of the terrace, causing harm to the character and appearance of the host buildings, the rear elevation of the wider terrace and the West Kentish Town Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and Policies D1 (Design) and D2 (Heritage) of the Emerging Local Plan.

Informative(s):

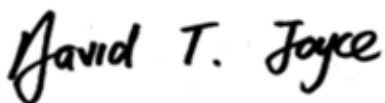
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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



David Joyce
Director of Regeneration and Planning