

Ms S Torun
1 Hampshire Close
N18 2LG

Application Ref: **2017/1948/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

21 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
22 Fortess Grove
London
NW5 2HD

Proposal:
Erection of mansard roof extension plus front glazed dormer to dwellinghouse.
Drawing Nos: Location plan; 04.04/001 A; 04.04/002 A; 04.04/003 A.

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, size, form and detailed design on a semi-detached pair of buildings with unaltered roofline, would result in an overly dominant and incongruous roof extension and would imbalance the symmetry with its semi-detached neighbour. It would thus harm the character and appearance of the building, the neighbouring house, streetscene and the Kentish Town Conservation Area, contrary to policy 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



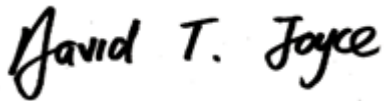
(Heritage) of the Camden Local Plan Submission Draft 2016.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning