

Barnes Design  
The Mitre Stables  
98 Charlmont Road  
London  
SW17 9AB

Application Ref: **2018/1058/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974 1568

21 May 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**43 Flat 1 Countess Road**  
**London**  
**NW5 2XH**

Proposal: Erection of a single storey rear and side infill extension to flat, with a sunken terrace to the rear

Drawing Nos: BD610.EX.01, BD610.PR.01.

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

#### Reason(s) for Refusal

- 1 The proposed extension, by reason of its depth, width and scale, would appear as a dominant addition to the host building that would be out of keeping with the prevailing pattern of development. Therefore, it would result in material harm to the character and appearance of the host and surrounding buildings, as well as the Kentish Town Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan 2016.
- 2 The proposed extension, by reason of its depth, size and siting along the shared boundaries with both adjoining properties, would be a dominant and unneighbourly



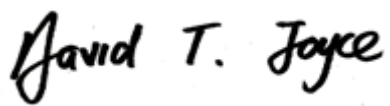
addition that would lead to a material level of harm to the living conditions of no.s 45 and 41 Countess Road by creating a material sense of enclosure and overbearing. Therefore, it would be contrary to policy A1 of the Camden Local Plan 2017.

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 initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning