

Application ref: 2018/2229/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 29 September 2018

Development Management
Regeneration and Planning
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Alexander Martin Architects Limited
22-24 Kingsford Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat Upper
87 Burghley Road
London
NW5 1UH

Proposal:

Alterations to the rear elevation at first floor level, including the creation of a roof terrace above two storey closet wing enclosed by new timber balustrade and privacy screens, and replacement of existing first floor window with aluminium framed doors.

Drawing Nos: 183-AP-100; 183-AP-200; 183-AP-201; 183-AP-300; 183-EX-100; 183-LOC-001; Design & Access Statement (prepared by Alexander Martin Architects, dated May 2018).

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale, bulk, materials and detailed design would appear incongruous and would fail to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings of which it is a part, harming the character and appearance of both the host building and the surrounding area. As such, the proposal is contrary to Policy D1 (Design) of the London Borough of Camden Local Plan (2017) and

Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016).

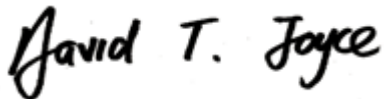
- 2 The proposed development, by reason of its location and proximity to the upper level windows at No. 85 Burghley Road, would result in a detrimental loss of privacy and sense of intrusion to this neighbouring property, contrary to policy A1 (Managing the impact of development) of the London Borough of 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning