

Application ref: 2018/3177/P
Contact: Samir Benbarek
Tel: 020 7974 2534
Date: 28 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat Top Floor
23 Grafton Road
London
NW5 3DX

Proposal:

Erection of mansard roof extension with 2x front and 2x rear dormers at third floor level
Drawing Nos: GRAFR: L101 (OS Extract); E001; E101; P001; P002; P003; P004; P101;
P102; P103; P104; P105; S001; S101; Design and Access Statement by Drawing and
Planning dated July 2018.

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

Reason(s) for Refusal

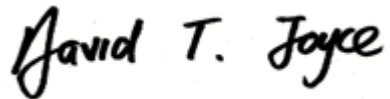
- 1 The proposed roof extension, by reason of its height, bulk and location in a group of buildings with a largely unaltered roofline, would result in harm to the character and appearance of the building and the group of buildings of which it forms a part, contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy D3 and D4 of the Kentish Town Neighbourhood Plan 2016.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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