

Application ref: 2018/3375/P
Contact: Nora-Andreea Constantinescu
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Date: 25 October 2018

Development Management
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Mr Alvaro Martinez
74 Josephine Avenue
LONDON
SW2 2LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**7 Fortress Grove
London
NW5 2HE**

Proposal: Demolition of existing roof structures and erection roof extension to include dormer window to rear elevation, roof terrace with handrail and planters to front elevation, installation of window and replacement of existing UPVC window with timber sash to rear elevation, all to dwelling (Class C3).

Drawing Nos: 779: (E) 00 Rev X; (E) 01 Rev X; (E) 02 Rev X; (E) 03 Rev X; (E) 04 Rev X; (E) 05 Rev X; (E) 06 Rev X; (E) 07 Rev X; (E) 08 Rev X; (E) 09 Rev X; (PL) 01 Rev X; (PL) 02 Rev X; (PL) 03 Rev X; (PL) 04 Rev X; (PL) 05 Rev X; (PL) 06 Rev X; (PL) 07 Rev X; (PL) 09 Rev X; (PL) 10 Rev X; Design and Access Statement 20 June 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 and associated terrace and planters, by reason of their resulting bulk, form and detailed design would appear as incongruous additions, disrupting the roofline which is largely unimpaired, and would have a detrimental impact on the character and appearance of the host building, the terrace of which it forms a part and the wider Kentish Town Conservation area, contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017 and Policy D3 of the

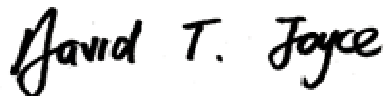
Kentish Town Neighbourhood Plan (2016).

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