

Application ref: 2017/6999/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 28 January 2019

Development Management
Regeneration and Planning
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Town Hall
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London
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EYKING LTD
12 Bassett Road
London
W106JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 3
44 Falkland Road
London
NW5 2XA

Proposal:

Erection of roof extension with front roof terrace at fourth floor level.

Drawing Nos: DD_103_A, DD_301_A, DD_200_A, DD_104_A, DD_102_A, DD_202_A, DD_201_A, DD_300_A, Design and Access Statement.

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

Reason(s) for Refusal

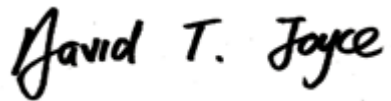
- 1 The proposed roof extension with terrace, by reason of its bulk, form, detailed design, and loss of the historic roof line would appear as an incongruent and prominent addition to the terrace that would erode the character and appearance of the Kentish Town Conservation Area and would have an adverse impact on the street scene and the setting of the listed Our Lady Help of Christians church. As such, the proposed development would be contrary to Policies D1 and D2 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 paragraph 38 of the National Planning Policy Framework 2018.

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