

Application ref: 2019/1190/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 25 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Alexander Martin Architects Limited
22-24 Kingsford Street
London
NW5 4JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
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 replacement of existing first floor window with a door.

Drawing Nos: 183-AP-100 Rev. A; 183-AP-200 Rev. A; 183-AP-201 Rev. A; 183-AP-300 Rev. A; 183-EX-100; 183-EX-200; 183-EX-201; 183-EX-301 Rev. A; 183-LOC-001; Design and Access Statement (prepared by Alexander Martin Architects, dated March 2019).

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, bulk, materials, design and loss of a traditional pitched roof form, 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 second and third floor side windows and rooflights in the closet wings of Nos. 83 and 89 Burghley Road, would result in a harmful loss of privacy to these neighbouring properties, 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer