

Application ref: 2019/3030/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 23 August 2019

Development Management
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Matthew King
Flat 3
2A Theobalds Road
London
WC1X 8PN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
115 Torriano Avenue
London
NW5 2RX

Proposal: Installation of spiral staircase and balcony to two storey rear extension, French doors created from existing window, replacement of existing multi-paned door with clear glass window, removal of existing garden stair.

Drawing Nos: AO210_REV_B, AO211_REV_B, AO200, A0201

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

Reason(s) for Refusal

- 1 The proposed spiral staircase, by reason of its siting, size, design and appearance, would visually clutter the appearance of the rear elevation of the host building and detract from its appearance as well as that of the surrounding area, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.
- 2 The proposed spiral staircase and balcony, would cause unacceptable overlooking and disturbance, resulting in a material loss of privacy to neighbouring residential properties, contrary to Policy A1 (Managing the impact of development) 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 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