**KENTISH TOWN ROAD ACTION (KTRA)**

06. 04.20

To: Mark Chan

Planning Services

London Borough of Camden

5 Pancras Square, London N1C 4AG

re: Application 2020/0339/P Flat C 165 Kentish Town Road NW1 8PD

Dear Mark Chan

I am writing on behalf of Kentish Town Road Action. KTRA objects to this planning application for erection of a roof extension on the roof terrace.

We would like to point out that the drawings attached to this application are very insufficient. They barely show the context of the proposed extension roofline in relation to the adjacent buildings. The relative heights of the adjacent buildings can only just be seen in the drawings. At the very least we would have expected to see a photographic realisation of the streetscape showing the proposed extension on top of 165 Kentish Town Road.

We object to this application for the following reasons:

1. The roofline of this group of buildings will be destroyed by the proposed extension (which looks like a mansard roof). The proposed extension would stick up like a single tooth in between nos.167 and 163. The roofline of no.167 is at present aligned with the roofline of no.165. The roofline of no.163 is slightly higher that that of 165, but only by a few centimetres.

2. The adopted Kentish Town Neighbourhood Plan states in Policy D3 Design Principles: Applications for the development of new and the redevelopment of existing buildings (which may include demolition, alteration, extension or refurbishment) will be supported when they meet the following criteria:

a) Proposals must be based on a comprehensive understanding of the site and its context

b) Proposals must be well integrated into their surroundings and reinforce and enhance local character ...

c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment ...

KTRA objects because:

This proposal is not based on a comprehensive understanding of the site and its context.

This proposal would not be well integrated into its surroundings and would not reinforce and enhance local character.

This proposal does not identify and draw upon key aspects of character, or design cues from the surrounding area, especially design cues relating to building form: scale, height and alignment.

We are asking for this application to be turned down in its entirety for the reasons given above.

Please acknowledge receipt of this letter and keep me informed about the progress of this application.

Yours Sincerely

Chair Kentish Town Road Action