

Application ref: 2019/2751/P
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Date: 9 September 2020

Development Management
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Philip Michael Roys
2B Falkland Road
Kentish Town
NW5 2PT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

90 Torriano Avenue
London
NW5 2SE

Proposal:

Retention of existing side and rear railings around roof access hatch on top of mansard roof, plus alterations to replace existing front timber rails by new relocated metal railings set back from front.

Drawing Nos: Site location plan, No.6 rev 03, No.7 rev 03 1 of 2, No.7 rev 03 2 of 2, No.11 rev 04, No.3 R3, No.5 R, No.6, No.7, No.11, Design and Access Statement Rev 2.

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

Reason(s) for Refusal

- 1 The existing and relocated railings would appear incongruous above the mansard roof extension and would add harmful clutter to the roofscape. They would be partially visible in both short and long views from front and rear, and as such would have a detrimental impact on the appearance of the host property and adjoining roofscape and the surrounding area and streetscene. The proposal would therefore be contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy D1 (Design) 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 paragraph 38 of the National Planning Policy Framework 2019.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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
Director of Economy, Regeneration and Investment