

Application ref: 2020/2205/P
Contact: Nathaniel Young
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Date: 30 September 2020

Development Management
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Bull & Gate Public House
389 Kentish Town Road
London
NW5 2TJ

Proposal:

Creation of new outdoor terrace with perimeter balustrading on 1st floor roof of front projection of public house and associated external alterations; installation of new plant equipment, bin store and fire access staircase to the rear.

Drawing Nos: 7747-301, 8732-01, 8732 02C, 8732-03, 8732 05, 8732 06A, 8732 07, 8732 08, 8732 09; Planning and Heritage Statement (including DAS) by Planning Potential, Outdoor terrace management policy, Acoustics assessment report ref: 9527.RP01.PNA.1 rev 1

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

Reason(s) for Refusal

- 1 The proposed first floor terrace to the front of the building, by reason of its prominence, location and design, would result in an incongruous and dominant addition and visual clutter that would cause harm to the appearance and special interest of the listed building, the setting of the four listed houses to its north (Nos 1-7 Highgate Road), and the character of the wider townscape, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and

policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment