

Application ref: 2021/3484/P  
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Date: 4 January 2022

**Development Management**  
Regeneration and Planning  
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Toleman Associates  
Flat 4 48 Princess Street  
Torraino Mews  
Manchester  
M1 6HR  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**4 Countess Road**  
**London**  
**NW5 2NT**

Proposal: Erection of a rear dormer roof extension with roof lights to the front and rear elevations all associated with the use of the loft as habitable residential accommodation.

Drawing Nos: 2014/02; 2014/03; 2014/12; 2014/13 and Design and Access Statement commissioned by Toleman Associated dated July 2021.

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

#### Reason(s) for Refusal

- 1 The proposed rear dormer and rooflight by reason of their location, scale and design would be visually prominent and incongruous additions which would be detrimental to the character and appearance of the host building, the wider group of which it forms part and the surrounding Kentish Town Conservation Area 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 2021.

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 centered on the page.

Daniel Pope  
Chief Planning Officer