

Application ref: 2021/5148/P
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Date: 11 March 2022

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

49 Leverton Street
London
NW5 2PE

Proposal:

Demolition of single storey element at rear and formation of hard and soft landscaped courtyard with doors on Railey Mews thereto, erection of single storey rear 'infill' extension next to 47 Leverton Street and two storey rear extension next to Railey Mews. Installation of rooflights in main roof and replacement window on ground floor at side.

Drawing Nos: 136_: X000, X100, X101, X102, X103, X150, X151, X200, X201, X300, X301, P100, P101, P102, P103, P150, P151, P200, P201, Design & Access Statement

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

Reason(s) for Refusal

- 1 The proposed two storey rear extension, by reason of its siting, form, height, and design, would fail to preserve or enhance the architectural and historic form of the host building, the terrace, and the surrounding area. It would harm the character and appearance of the Conservation Area, and harm the setting of the neighbouring listed 'Pineapple' public house. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 2 The proposed single storey 'infill' extension, due to its height and depth on the boundary with 47 Leverton Street, would result in a loss of outlook and unacceptable sense of enclosure. It would therefore be contrary to policy A1 of the Camden Local Plan 2017.

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



Daniel Pope
Chief Planning Officer