

Application ref: 2022/4000/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 13 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Peter Morris Architects
20 Vicars Road
London
NW5 4NL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
13 Grafton Crescent
London
Camden
NW1 8SL

Proposal:

Erection of a mansard roof extension with new front and rear dormer windows, extended chimney and PV panels

Drawing Nos: 247-001, 247-002, 247-003 (Rev A), 247-004, 247-005, 247-006 (Rev A), 247-007, 247-008, Design and Access Statement document

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension and its associated works (raising of party walls and chimneys), by reason of its design, bulk, height and location on a terrace of largely unimpaired rooflines, would be detrimental to the character and appearance of the host building, the integrity of the locally listed terrace and the surrounding area.. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policy D3 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer