

Application ref: 2021/1718/P
Contact: Nora-Andreea Constantinescu
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Date: 20 February 2023

Development Management
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shkspace
9 Sunbury Avenue
London
SW14 8RA
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 3
27 Brecknock Road
London
N7 0BT

Proposal:

Erection of spiral staircase at rear (3rd floor level to 4th floor level) for 3rd/4th floor flat (Flat 3).
Drawing Nos: 27BR GA; 27BR OS; 27BXT -3&4- XGA; 27BRPT -3&4- SP1.

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

Reason(s) for Refusal

- 1 The proposed spiral staircase, together with its platform with glazed balustrade, by reason of its size, siting, design and appearance would represent an incongruous and visually intrusive addition to the roofscape which would harm the character and appearance of the building, the terrace and the townscape. It would therefore be contrary to policies D1 (Design) of the London Borough of Camden Local Plan (2017) and D3 of Kentish Town Neighbourhood Plan 2015.

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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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
Chief Planning Officer