

Brian O'Reilly Architects
31 Oval Road
London
NW1 7EAApplication Ref: **2013/3535/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

1 August 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Variation or Removal of Condition(s) Refused**Address:
30 Hillway
London
N6 6HH

Proposal:

Variation to condition 3 (development built in accordance with approved plans) of planning permission granted 08/04/2013 (ref: 2013/0793/P) for loft extension, side dormer window and rear dormer window, roof lights on the side and front roof slopes and the enlargement of one of the first floor rear windows, namely, installation of Cabrio balcony rooflight on south roofslope.

Drawing Nos: Location plan; 101-E; 102-E; 103-E; 104-E; 200-E; 201-E; 300-E; 301-E.
103-P Rev C; 104-P Rev C; 200-P Rev C; 201-P Rev C; 300-P Rev C; Design & Access
Statement.The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reasons for Refusal

- 1 The proposed Cabrio balcony rooflight, by reason of its siting and design would be



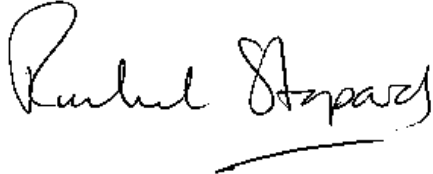
an unduly prominent and discordant feature on the property and would detract from the integrity of the roofscape of the terrace, and the appearance of the Conservation Area. This would be contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed Cabrio balcony rooflight, by reason of its location, would result in an unacceptable level of overlooking into the windows of no. 28 Hillway which is contrary to policy CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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