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Application Ref: **2014/4058/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

8 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**85 Jamestown Road**  
**London**  
**NW1 7DB**

Proposal:  
Mansard roof extension to create additional floor to 3rd floor flat and infill extension at side.  
Drawing Nos: Site plan, 108P, 109P, 110P, 111P, 112-P. Rev A,  
113-P Rev A, 114-P Rev A, 206-P Rev A, 207-P Rev A,  
208-P Rev A, 209-P Rev A, 210-P Rev A, 211-P Rev A,  
302-P Rev A, Design and 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 mansard roof, by virtue of its scale, height, design and location, would have a detrimental impact on the special interest and appearance of the host building and the setting of nearby locally listed buildings at nos.14-18 Oval Road, as well as the street scene at Jamestown Road and Oval Road, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and DP24 (Securing High Quality Design) of the London Borough of Camden Local



- Development Framework Development Policies.
- 2 In the absence of the details confirm Lifetime Homes Standards officers are unable to assess whether the development would comply with policy DP6 (Lifetime homes and wheelchair housing) of the London Borough of Camden Local Development Framework Development Policies 2010.
  - 3 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

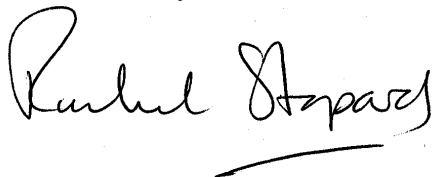
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment