

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3305/P	Barrie Tankel FRICS	43a Lancaster Grove NW3 4HB	21/07/2016 12:19:43	PETITNOBJ E	<p>Dear Sirs</p> <p>I object to this application for a roof extension at 30 Ornan Road NW3.</p> <ol style="list-style-type: none"> 1. This extension would cause serious overlooking by the occupants of No 30 to other properties and particularly over 17 Belsize Lane, which directly faces the property. It would destroy the roof landscape and be out of character with this area. 2. An application reference PWX0302267 was made for roof extensions above the 3 houses at 26, 28 and 30 Ornan Road in 2003. This was granted permission on the condition that all 3 roof extensions were constructed at the same time, to ensure a unified design above these houses. This requirement was included in the proposed Section 106 Agreement that stated <ol style="list-style-type: none"> a. "Not to occupy or use or permit occupation of any part of the Development until such time as the First Property the Second Property and Third Property have Implemented and fully completed the Development to the reasonable satisfaction of the Council, such completion to be demonstrated by written notice from the Council to that effect not to be unreasonably withheld or delayed." b. There is no application to add identical roof extensions to No 26 and No 28 and therefore this application should be rejected on the grounds they are not included. 3. An application to add a roof extension at 28 Ornan Road (2014/3019/P) was, according to the Officer's Delegated Report, rejected by the planning officer and was only heard by the Development Committee because of a request by a local Councillor. The planning application was subsequently refused by the council and also refused at appeal because <ol style="list-style-type: none"> a. "The proposed additional storey, by reason of its form, bulk and location in a roofscape largely unimpaired by later additions, would result in harm to the character and appearance of the building, the terrace of which it forms part and of this part of the conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies." 4. This scheme is contrary to CPG1, there is no unified design with the adjoining properties at 26 and 28 Ornan Road that was required in the previous consented scheme. 5. There is no basis for granting permission and I ask that this scheme be refused.