

Urban Landscapes
47 Vanderbilt Road
London
SW18 3BGApplication Ref: **2016/3305/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
30 Ornan Road
London
NW3 4QB

Proposal: Construction of roof extension to create a second floor level with external terraces to the front and rear and a extending to the rear.

Drawing Nos: 01, 02, 03, 04, 05, 07, 08, 09, 10, 11A, 11B, 12A, 13A, 14A, 15A, 16A, 17A, 18, 20, 21; Planning, Design and Access Statement dated June 2016

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

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its unsympathetic design and inclusion within a terrace of unaltered roofscapes, would result in an incongruous addition causing demonstrable harm to the character and appearance of the host building, the terrace at 26-30 Ornan Road, the streetscene and the Fitzjohns Netherhall Conservation Area 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 policies DP24 (Securing High Quality Design) and DP25 (Conserving



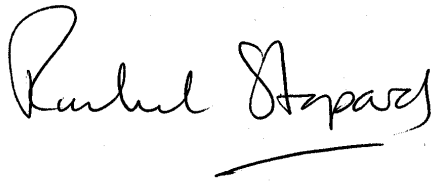
Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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.

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
Executive Director Supporting Communities