

CAMplan
20 Bath Street
Nottingham
NG1 1DF
United Kingdom

Application Ref: **2016/5020/P**

Please ask for:

Nora-**Andreea.Constantinescu**Telephone: 020 7974 **5758**

22 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat B**59 Oseney Crescent****London****NW5 2BE**

Proposal:

Alterations to the rear elevation at second floor level, including creation of a roof terrace with two deck skylights and translucent screen on the two storey outrigger, and replacement of existing window with glazed door to top flat (Class C3).

Drawing Nos: 001; 002; 003; 004; 005; 006; 007; 008; Structural calculations; 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 development by virtue of its detailed design, size and location would appear as an incongruous addition that would have an adverse impact on the character and appearance of the host building, wider terrace and the wider Bartholomew Estate Conservation Area. The proposal is therefore contrary to Policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and



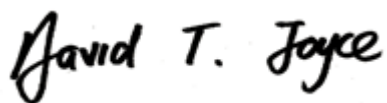
development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Core Strategy and Development Policies 2010.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities