

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE2 70TA

Application Ref: **2017/2190/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
70 Oakley Square
London
NW1 1NJ

Proposal: Erection of 1st floor side and rear extension to create solarium, ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.

Drawing Nos: 70-000, OS16-A101, OS16-A102, OS16-A103, OS16-A201, OS16-A202, OS16-A301, OS16-A302, OS16-A303, Design and Access Statement received 18/04/2017, and Heritage appraisal dated April 2017.

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

Reason for Refusal



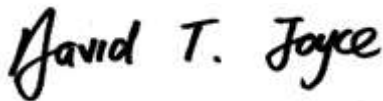
- 1 The proposed solarium extension, by reason of its detailed design, materials, scale and siting would be harmful to the special historic and architectural interest of the listed building, its relationship to the historic townscape and the character and appearance of the conservation area. The development is therefore contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

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
Director of Regeneration and Planning