

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

Application Ref: **2017/2846/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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** listed building consent for the following reasons:

Reasons for Refusal

- 1 The proposed solarium extension, by reason of its detailed design, materials, scale and siting would be detrimental to the special architectural and historic interest of the listed building, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, Policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, and Policy D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

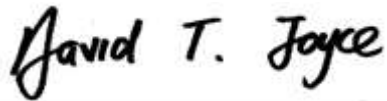


- 2 The proposed development, by virtue of the loss of historic fabric through the creation of new openings within the existing side elevation, would harm the historic composition of this elevation and therefore result in harm to the special architectural and historic interest of the listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, Policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, and Policy D2 (Heritage) of the Camden Local Plan Submission Draft 2016.

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