

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE27 0TA

Application Ref: **2017/5541/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

30 November 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, small 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 05/10/2017, 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 side extension, by reason of its detailed design, materiality, scale and siting would be harmful to the historic interest of the listed building, its relationship to the historic townscape, and the character and appearance of the conservation area in this location. The development is therefore considered contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

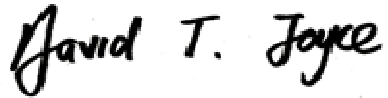
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.



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 informal style.

David Joyce
Director of Regeneration and Planning