

Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EA

Application Ref: **2017/5170/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

7 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**Flat 3rd & 4th Floor
85 Jamestown Road
London
NW1 7DB**

Proposal:

Installation of 1 x window at third floor level; double glazed aluminium framed windows to third and fourth floors; increase height of party wall chimney stack; installation of 1 x roof light (Retrospective)

Drawing Nos: 348-100-E, 348-113-B, 348-114-B, 348-207-B, 348-209-B & 348-501-P

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

Reason(s) for Refusal

- 1 The proposal by reason of the inappropriate design and materials represents an unsympathetic and incongruous addition to the building which fails to preserve or enhance its character, appearance or historic interest representing less than substantial harm to this Locally Listed Building without any public benefit contrary to policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.



Informative(s):

- 1 The plans presented within this application do not show the fourth floor roof terrace, balustrading or access door which is present on site. These require planning consent. This issue has been raised with our Planning Enforcement Section.

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.

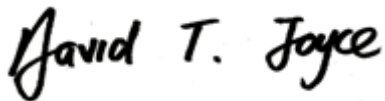
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning