

Application ref: 2018/3110/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 9 October 2018

Development Management
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AZ Urban Studio
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SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

21 The Anna Freud Centre
Maresfield Gardens
London
NW3 5SD

Proposal:

Roof extension to include creation of crown roof with two rooflights on top, replacement of rear dormer with two dormers, one new front rooflight, reinstatement of chimneybreast on southern side, increase in height of the chimneybreast on the northern side, all to non-residential institution (Class D1)

Drawing Nos: 288.110 Rev P2; 288.111 Rev P2; 288.112 Rev P2; 288.113 Rev P2; 288.114 Rev P2; 288.115 Rev P2; 288.120 Rev P2; 288.121 Rev P2; 288.122 Rev P2; 288.123 Rev P2; 288.130 Rev P2; 288.131 Rev P2; 288.200 Rev P1; 288.201 Rev P1; 288.202 Rev P1; 288.203 Rev P1; 288.204 Rev P2; 288.204 Rev P3; 288.205 Rev P3; 288.300 Rev P3; 288.301 Rev P2; 288.302 Rev P3; 288.303 Rev P2; 288.310 Rev P2; 288.311 Rev P3; Design, Access, Planning and Heritage 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 roof extension, by reason of its resulting bulk, mass, form and detailed design would have a detrimental impact on the character and appearance of the host building, the group of buildings of which it forms a part and the wider

Fitzjohns/Netherhall Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.

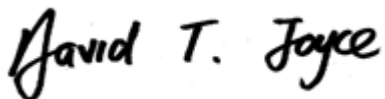
- 2 The proposed 5th floor rooflight on the front slope, by reason of its location and size, would have a detrimental impact on the character and appearance of the host building, streetscene and wider Fitzjohns/Netherhall Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of Camden 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 paragraph 38 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