

Application ref: 2018/1486/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 28 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

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 And 4th Floor
85 Jamestown Road
London
NW1 7DB

Proposal:

Installation of double doors and juliet balcony at fourth floor leading to flat roof; installation of railings to flat roof (retrospective)

Drawing Nos: 348-100-E, 348-113-P, 348-114-P, 348-115-B, 348-116-B, 348-207-P, 348-210-P, 348-302-P (Approved) & 348-302-P (As Built)

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

Reason(s) for Refusal

- 1 The proposed french doors, Juliet balcony and railings, by reason of their siting, design and material finish would appear as unsympathetic and incongruous additions to the building which fail to preserve or enhance the character, appearance or historic interest of the locally listed building and its terrace, the adjacent conservation areas and the setting of nearby listed buildings contrary to policies D1 (Design), D2 (Heritage) & A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.
- 2 The proposed french doors and railings, which would facilitate use of the fourth floor

roof as an amenity area, by reason of its location, size and proximity to neighbouring properties would cause harmful overlooking and result in a loss of privacy to the upper floor levels of neighbouring properties, including Nos. 14, 16 and 18 Oval Road, contrary to Policy A1 (Managing the impact of development) of the London Borough 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.

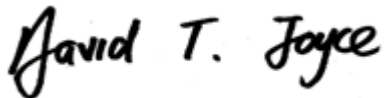
ENFORCEMENT ACTION TO BE TAKEN

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

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