

Application ref: 2021/1761/P
Contact: John Sheehy
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Date: 17 November 2021

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Brian Oreilly Architects
31 Oval Road
Lodon
NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat B
83 Jamestown Road
London
NW1 7DB

Proposal: Conversion of flat roof to roof terrace accessed by new openable roof light, installation of new internal space-saving stairs to roof to provide roof access and installation of security steel railing.

Drawing Nos: Existing/519-100-E, Existing/519-101-E, Existing/519-200-E, Existing/519-300-E, Proposed/519-101-E, Proposed/519-200-P and Proposed/519-300-P

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 terrace on top of the mansard roof extension, by virtue of its design, location, scale and bulk, would result in a incongruous and dominant addition to the existing dwelling which would detract from the character and appearance of the locally listed building and the wider area, contrary to policy D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.
- 2 The proposed roof terrace on top of the mansard roof extension, by virtue of its design, size and location, would result in perceived overlooking and loss of privacy

to adjoining properties of no.14, 16 and 18 Oval Road as well as the properties along Jamestown Road to the detriment of their residential amenity, contrary with policy A1 (Managing the impact of development) of Camden's Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer