

Application ref: 2023/5180/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 5 April 2024

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

Collins & Coward
22 Post Office Road
Broomfield
Chelmsford
CM1 7AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

529 Finchley Road
London
Camden
NW3 7BG

Proposal:

Erection of part single/part three storey rear extension and rooftop alterations (including 1st floor, 2nd floor and rooftop rear terraces) to provide 4 flats (3x one-bed and 1x three-bed) together with refuse and cycle provisions. Reduced area of retail floorspace on ground floor.

Drawing Nos: 1783/01 B, 1783/02 F, 1783/03 B, Air Quality Assessment (Eight Associates - 06/09/2021), Daylight & Sunlight Report (Within Development - 14/09/2023), Daylight & Sunlight Report (Neighbouring Properties - 27/02/2023), Arboricultural Implications Assessment (ROAVR Group - 08/11/2023)

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

Reason(s) for Refusal

- 1 The proposed first and second floor rear extension, due to its height, depth and architectural design would be an overbearing feature which would result in a significant loss of outlook and an unacceptable sense of enclosure from the first floor private terrace and upper floor rear windows of 529A Finchley Road, contrary to policies A1 (Managing the impact of development) and D1 (Design) of the London

Borough of Camden Local Plan 2017, policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and the NPPF 2023

- 2 The proposed development would reduce the functionality of the existing employment use thereby resulting in harm to the vitality and viability of the shopping parade. The proposal would adversely affect the range of shops and other suitable uses to provide variety, vitality and choice and it would therefore be contrary to policy TC2 (Camden's centres and other shopping areas) of the Camden Local Plan 2017, policy 12 (Business, Commercial and Employment Premises and Sites) of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and the NPPF 2023.
- 3 Due to a lack of information to show how the units would be accessible and adaptable (i.e. M4 (2) compliant) with 10% wheelchair user dwellings (i.e. M4(3) compliant), the proposal would be contrary to policy H6 (Housing choice and mix) of the Camden Local Plan 2017, policy 1 (Housing) of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and the NPPF 2023.
- 4 The proposed development, in the absence of a legal agreement to secure an affordable housing contribution of (£14,800), would fail to maximise the supply of affordable housing in the borough and help meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the London Borough of Camden Local Plan 2017, policy 1 (Housing) of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and the NPPF 2023
- 5 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute to an unacceptable increase in parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling, and public transport) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017, policy 7 (Sustainable Transport) of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and the NPPF 2023

Informative(s):

- 1 Reasons for refusal 4 and 5 above could be overcome by completing a legal agreement to secure the provision of an appropriate payment-in-lieu (£14,800) to affordable housing and a car free development (restriction on future occupiers from obtaining car parking permits).
- 2 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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer