

Application ref: 2024/0531/P
Contact: Alex Kresovic
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Date: 30 May 2024

Development Management
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Firstplan
Broadwall House 21
Broadwall
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**1 Lymington Road
London
NW6 1HX**

Proposal:

Erection of a single-storey dwellinghouse to the rear of 1 Lymington Road.

Drawing Nos: Planning Cover Letter dated 08 February 2024 ref: 23213/KM/ot prepared by FirstPlan; Arboricultural Survey Impact Assessment & Method Statement Report (BS5837:2012) dated January 2024 ref: AIA/MF/010/24 prepared by Marcus Foster Arboricultural Design & Consultancy; Design & Access Statement dated 02 February 2024 ref: 2312 prepared by Auraa Studio; 2312_EX-001; 2312_EX-100; 2312_EX-110; 2312_EX-300; 2312_PA-002; 2312_PA-100; 2312_PA-110; 2312_PA-300; 2312_PA-600 all dated 12.12.2023.

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

Reason(s) for Refusal

- 1 The proposed single storey dwellinghouse by reason of its inappropriate bulk, scale, location, massing, and detailed design would cause harm to the architectural composition of the host building and the character and appearance of the West End Green Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed single storey dwellinghouse by reason of its inappropriate height, design, extent, and proximity to the host building, would result in a loss of privacy to the occupiers within the flats of the host building, whilst also resulting in poor amenity outcomes to future occupiers. In the absence of a Daylight/Sunlight Assessment, insufficient evidence has been provided to demonstrate that the proposal would not result in a loss of daylight to the rear facing windows of the lower ground / ground floor flats of the host building. The proposal is therefore contrary to policy A1 (Managing the impacts of development) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the NPPF 2023.
- 3 The proposed single storey dwellinghouse by reason of its footprint would result in the loss of an excessive part of garden space which contributes to the character of the townscape, the loss communal amenity space for occupiers of the host building, whilst also exceeding the scale of what could be considered a subordinate garden building. The proposal is therefore contrary to policy D1 (Design) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017 and policy 17 of the Fortune Green and West Hampstead Neighbourhood Plan.
- 4 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

Informative(s):

- 1 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 2023.
- 2 You are advised that the reason for refusal number four (4) can be overcome by entering into an S106 Legal Agreement with the Council, should there be an appeal.

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 2023.

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



Daniel Pope
Chief Planning Officer