

Application ref: 2024/2917/P
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Date: 9 September 2024

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MDM Planning Limited
6 Grosvenor Way
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
78 Mill Lane
London
NW6 1NL

Proposal: Erection of a rear single storey extension to existing two storey outrigger.

Drawing Nos: Rear Outrigger Extension - Existing Floor Plans (RV00 08/07/24), Rear Outrigger Extension - Existing Front and Rear Elevations (RV00 08/07/24), Rear Outrigger Extension - Existing Side Elevation (RV00 08/07/24), Rear Outrigger Extension - Proposed Floor Plans (RV00 08/07/24), Rear Outrigger Extension - Proposed Front and Rear Elevations (RV00 08/07/24), Rear Outrigger Extension - Proposed Side Elevation (RV00 08/07/24), Location Plan, Design and Access 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 extension, by virtue of its bulk, mass, scale, and design, would result in an incongruous and inappropriate addition that would harm the character and appearance of the host property and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed extension, by virtue of its siting, scale, form and bulk, would result in

harm to neighbouring amenity (76 Mill Lane) in terms of diminished outlook and loss of light, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden 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 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

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

Daniel Pope
Chief Planning Officer