

Mr Michael Beacom
2 Carlton Chapel House
1 Arctic Street
London
NW5 4DJ

Application Ref: **2011/5882/P**
Please ask for: **Neil Zaayman**
Telephone: 020 7974 **2630**

12 January 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

**Rear of 78 Fortune Green Road
London
NW6 1DS**

Proposal:

Erection of part two, part three-storey dwellinghouse (Class C3) facing onto Rose Joan Mews (following demolition of existing garage).

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix 08002-) 001, 002, 003, 003.1, 003.2, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015. Daylight Study (Land to Rear of 78 Fortune Green Road) dated 31/10/2011; Design and Access Statement, Lifetime Homes Statement and Sustainability Home Assessment Estimate by Michael Beacom Architecture and Design dated October 2011.

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

Reason(s) for Refusal

- 1 The proposal would, due to the combination of height, bulk and projection beyond the rear building line of adjoining properties, appear as an overly dominant and incongruous feature in the street scene, harmful to the character of the area and



visual amenities of the setting and therefore contrary to Policy CS14 (promoting high quality places and conserving our heritage) of London Borough of Camden Local Development Framework Core Strategy, Policy DP24 (securing high quality design) of London Borough of Camden Local Development Framework Development Policies and Camden Planning Guidance CPG2 (housing).

- 2 The proposal would, by reason of its proximity and relationship with neighbouring properties, in particular the residential flats at 1st and 2nd floor of No. 78 Fortune Green Road, result in harmful levels of overlooking and invasion of privacy, contrary to Policy 26 (Managing the impact of development on occupiers and neighbours) of London Borough of Camden Local Development Framework Development Policies and Camden Planning Guidance CPG2 (housing).
- 3 The proposal would, as a result of its design, use of glazed windows and lack of outlook, would represent substandard living accommodation, contrary to Policy CS6 (providing quality homes) of London Borough of Camden Local Development Framework Development Policies, Policy DP24 (securing high quality design) of London Borough of Camden Local Development Framework Core Strategy and Camden Planning Guidance CPG2 (housing).

Informative(s):

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