

Mr Frederik Herweijer
Architectual Developments &
Investments Ltd
20 Avonmore Road
London
W14 8RR

Application Ref: **2014/4408/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

1 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
350 Finchley Road
London
NW3 7AJ

Proposal:
Erection of two first floor rear extensions to create 2x one bedroom self-contained flats.
Drawing Nos: Site Location Plan, 01-02 A, 01-03, 01-04, 01-05, 01-06

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

Reason(s) for Refusal

- 1 The proposed rear extensions by reason of their size, bulk, design and massing would be unsympathetic to and detract from the appearance of the host building contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy and DP24 (Securing High Quality Design) and DP26 (Managing the impact of development on occupiers and neighbours) of the Development Policies.
- 2 The proposed self-contained units, by virtue of their small size, would fail to provide a suitable standard of accommodation for future occupiers, contrary to policies CS5 (Managing the impact of growth and development) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy (2010) and policy DP5 (Homes of different sizes) of the London Borough of



Camden Local Development Framework Development Policies (2010).

- 3 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy (2010) and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies (2010).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment