

Andooi Design Ltd  
Andooi  
Chemin du Haut de St Pierre  
Ladeveze-Ville  
32230  
France

Application Ref: **2014/7802/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

18 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**Weech Hall**  
**Fortune Green Road**  
**London**  
**NW6 1DJ**

#### **Proposal:**

Erection of a roof extension to create a 2-bed flat, alterations to rear stairs in connection with the installation of an elevator and associated alterations to the rear, including the demolition of the existing garage to provide four parking spaces and bin storage for the whole building.

Drawing Nos: Site location plan; Block plan; P-1; P-3A; P-9; P-11; P-12; P-13; P14; P-15; P-16; P-17; Sustainable development statement; & Lifetime homes 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 additional storey and associated alterations, by reason of its height, mass and design, would fail to respect the proportions of the host property and would thereby be harmful to the character and appearance of the host property and the area generally, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development



Framework Core Strategy and to policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Plan.

- 2 In the absence of an Acoustic Report the applicant has failed to demonstrate that the proposed external lift would not harm the amenity of any surrounding occupiers or neighbours, therefore the proposed lift is considered to be contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposal would fail to provide adequate cycle storage facilities contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement for car-capped housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and sufficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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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