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Application Ref: **2014/7879/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

21 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
24 Goldhurst Terrace
London
NW6 3HU

Proposal:
Erection of rear dormer to create 1 x bedroom one person unit.
Drawing Nos: Site Plan, 271.P01, Design and Access, 271.P03, Lifetime Homes

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 dormer, by virtue of its siting, scale, bulk and design would be an unsympathetic and harmful addition to the existing building and row of terraces of which it is a part and would fail to preserve the character and appearance of the South Hampstead Conservation Area contrary to policies CS14 of the Local Development Framework Core Strategy (2010) and, DP24 and DP25 of the Local Development Framework Development Policies (2010).
- 2 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).

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal number 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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