

Miss Gaia Bianchini
58 Melrose Avenue
London
NW2 4JT

Application Ref: **2015/0871/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

5 October 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
351 West End Lane
London
NW6 1LT

Proposal:

Erection of front extension to existing restaurant

Drawing Nos: Site location plan; Existing plan and section AA rev 01; Proposed plan and section AA rev 01; Existing elevation 1 and 2 rev01; Proposed elevation 1 rev01.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed extension by reason of its size and siting would appear as an unduly prominent and incongruous addition resulting in harm to the character of the host building, the symmetry of the semidetached pair of shop fronts and the character and appearance of the West End Green conservation area contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies and policies 2



(Design & Character) and 3 (Safeguarding and enhancing Conservation Areas and heritage sites) of the Fortune Green and West Hampstead Neighbourhood Plan.

- 2 The proposed extension by reason of its size and siting would reduce the width and function of the footpath harming ease of pedestrian movement and pedestrian amenity and safety contrary to policies CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy, policies DP16 (Promoting sustainable and efficient transport), DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies and policy 9 (Pavements & Pedestrians) of the Fortune Green and West Hampstead Neighbourhood Plan.

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