

Mr John Cronin
10 Sandwell Crescent
London
NW6 1PB

Application Ref: **2016/0251/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

24 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
10 Sandwell Crescent
London
NW6 1PB

Proposal:

Conversion of property with 3 residential flats into 4 selfcontained flats and various external alterations including erection of front dormer and L-shaped rear dormer/roof extension with projecting balcony.

Drawing Nos: OS Extract; 101; 102; 121; 122; 201; Design and Access 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 flat 2 in the rear wing would not meet the minimum gross internal floorspace requirement for a one bedroom, one person unit, as set out in national standards ('Technical Housing Standards - Nationally Described Space Standard' 2015), and therefore would create substandard habitable accommodation, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy, policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies, and policy 1 (Housing) of the Fortune Green and West Hampstead Neighbourhood



Plan.

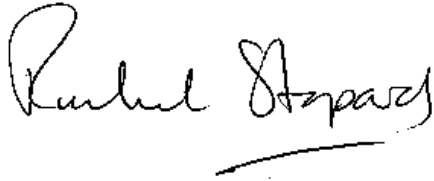
- 2 The proposal, due to the absence of cycle parking facilities provided onsite, would fail to encourage cycling as a sustainable and efficient mode of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy, policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies, and policy 7 (Sustainable transport) of the Fortune Green and West Hampstead Neighbourhood Plan.
- 3 The proposed rear dormer/roof extension with projecting balcony, by reason of its location, inappropriate design, excessive size and resultant bulk, would fail to appear subservient within the roofscape and would create unwelcome visual clutter to the detriment of the character and appearance of the host building and the conservation area, contrary to policy CS14 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 and character) and 3 (Safeguarding and enhancing conservation areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan.
- 4 The proposed front dormer, by reason of its location, design and scale, would be inappropriate in the existing roofscape and would create an unwelcome roof addition to the detriment of the character and appearance of the host building, streetscene and the conservation area, contrary to policy CS14 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 and character) and 3 (Safeguarding and enhancing conservation areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan.
- 5 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 and fail to promote more sustainable and efficient forms of transport, 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, policies DP17 (Walking, cycling and public transport) and DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies, and policy 7 (Sustainable transport) 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities