

OPS Chartered Surveyors
17 Garvin Avenue
Buckinghamshire
HP9 1RD

Application Ref: **2016/0700/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

15 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

82 Fortune Green Road
London
NW6 1DS

Proposal:

Erection of a single storey rear extension at second floor level and a mansard roof extension associated with the conversion of existing 1 x 1Bed flat into 2 x 2bed self-contained flats.

Drawing Nos: 1 REV3, 2 REV3, 3 REV3, 4 REV3 and Design and Access Statement dated 8 February 2016.

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 at second floor level, 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 and



the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 2 The proposed flat 1 in the rear wing would not meet the minimum gross internal floorspace requirement for two bedroom, three 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.
- 3 The proposal, due to the absence of cycle parking facilities to provided 4 x bicycle storage space 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.
- 4 In the absence of a Section 106 Legal Agreement to secure the submission and implementation of a Construction Management Plan, the proposal would be likely to contribute unacceptably to traffic disruption, would give rise to conflicts with pedestrians and other road users and would be detrimental to the amenities of the area generally. This would be contrary to policies CS5 (Managing the impact of growth and development), 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 and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement to secure car-free housing for the residential units 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 and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

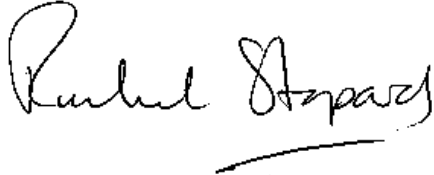
Informative(s):

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 the name.

Rachel Stopard
Executive Director Supporting Communities