

Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Application Ref: **2016/2017/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

17 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
283-285 West End Lane
London
NW6 1RD

Proposal:

Erection of raised timber decking and perimeter timber enclosure on front area (retrospective).

Drawing Nos: ALHSE-E001; ALHSE-P001; ALHSE-S001; ALHSE-S002; ALHSE-E101; ALHSE-E102; Planning, Design and Heritage Statement 08/04/16.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The raised timber decking and perimeter timber enclosures, by virtue of their siting on the public highway, reduce the width and function of the pavement resulting in harm to the safety and amenity of pedestrians and other road users, contrary to policy 9 of the Fortune Green and West Hampstead Neighbourhood Plan, policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Promoting sustainable and efficient transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development



Framework Development Policies.

- 2 The raised timber decking and perimeter timber enclosures, by reason of their size, siting and design, create a dominant and incongruous feature in a prominent corner location resulting in harm to the character and appearance of the host building, surrounding streetscene and conservation area, contrary to policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan, 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 and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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.

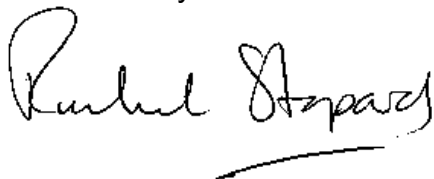
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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