

Mr. & Mrs Anthony Landau  
45 Mill Lane  
London  
NW6 1NB

Application Ref: **2016/7004/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 3303

21 March 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**45 Mill Lane**  
**London**  
**NW6 1NB**

Proposal:  
Erection of extension to the ground, first and second floors to the rear of the existing flat (Class C3).

Drawing Nos: E01; E02; E03; E04; E05; E06; E07; E08; E09; E10; P01; P02; P03; P04; P05; P06; 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 extension at first and second floor level, by virtue of its size, bulk, scale and detailed design, would have a detrimental impact on the character and appearance of the host building and be out of character for a group of buildings that are largely unaltered at the rear, as such the proposal would be harmful to the character and appearance of the host building, group of buildings of which it forms a part, and the wider area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development



Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies; Policies A1 and D1 of the emerging Camden Draft Local Plan 2016; and Fortune Green and West Hampstead Neighbourhood Plan Policy 2.

Informative(s):

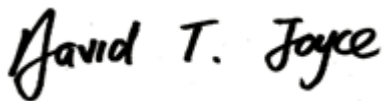
- 1 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning