

Plan and Build  
Kemp House  
152-160 City Road  
London  
EC1V 2NX

Application Ref: **2016/5097/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

7 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 1st and 2nd Floor**  
**114 Fortune Green Road**  
**London**  
**NW6 1DH**

Proposal: First floor rear extension and enlargement of 2nd floor rear terrace to residential flat (Use Class C3)

Drawing Nos: PB-16/114FORT/01a; PB-16/114FORT/02; PB-16/114FORT/03a; PB-16/114FORT/04; PB-16/s114FORT/10a; Daylight Sunlight Report dated Nov 2016; Design and Access Statement dated 10 Feb 2017

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

#### Reason(s) for Refusal

- 1 The first floor rear extension, by reason of its excessive depth, scale, massing, siting and design as well as the cumulative impact with the existing extensions would result in an incongruous form of development that would visually dominate the rear of the host property and fail to appear as a subordinate addition, harming the character and appearance of the host and adjacent properties, the row of terraced



properties and the surrounding area. Thus, the proposal would be 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, policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies, policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan as well as policy D1 (Design) of the Camden Local Plan Submission Draft (2016).

- 2 The first floor rear extension, by reason of its siting, scale, height and massing, would have an unacceptably detrimental impact upon the residential amenities of surrounding residential properties by way of a loss of outlook and daylight/sunlight as well as having a materially overbearing visual impact and introduction of overshadowing. Thus, the proposal would be contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and policy A1 (Managing the impact of development) of the Camden Local Plan Submission Draft (2016).
- 3 The enlarged second floor rear terrace, by reason of its siting, area, depth and proximity to habitable windows and amenity spaces of surrounding properties as well as the unobstructed views towards them, would result in a materially harmful loss of privacy for surrounding residential occupiers by way of overlooking and disruption through noise and general disturbance. Thus, the proposal would be contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and policy A1 (Managing the impact of development) of the Camden Local Plan Submission Draft (2016).

Informative(s):

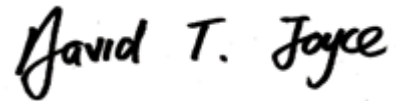
- 1 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning