

The Design Works
32 Grange Road Plympton
Plymouth
PL7 2HY

Application Ref: **2017/4547/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
48 Shoot-up Hill
London
NW2 3QB

Proposal:

The erection of a single storey rear extension at roof level on the existing 2 storey annex wing extension, enlargement of the rear chimney stack and erection of a dormer to the rear roof all associated with a new 1 x 2bed flat (Class C3).

Drawing Nos: 161115/TP/101, 161115/TP/102 REVB, 161115/TP/105, 161115/TP/106, 161115/TP/107, 161115/TP/108, 161115/TP/109 and Design and Access Statement dated 07 August 2017.

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

Reason(s) for Refusal

- 1 The proposed roof extension by reason of its design, bulk, massing, scale and location, would create an incongruous addition to the host building and would have a detrimental impact on the character and appearance of the host and adjacent buildings and the area generally, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and the Fortune Green and West Hampstead Neighbourhood Plan 2015.



- 2 The proposed rear dormer window, by reason of its design, scale and location, would be harmful to the host building, group of buildings it forms a part of, and the surrounding area generally. The proposal would therefore be contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and the Fortune Green and West Hampstead Neighbourhood Plan.
- 3 The applicant has failed to demonstrate, in the absence of a sunlight daylight report, that the proposed development would not harm the amenity of adjoining occupiers, contrary to policy A1 (Managing the impact of growth and development) of the London Borough of Camden Local Plan 2017.
- 4 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, contrary to policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.
- 5 The proposal would fail to provide secure cycle parking for the new unit, contrary to policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

Informative(s):

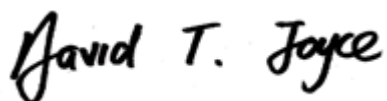
- 1 You are advised that without prejudice to this decision reason for refusal no. 4 could be overcome by an appropriate legal agreement.

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



David Joyce
Director of Regeneration and Planning