

Application ref: 2018/2867/P
Contact: Emily Whittredge
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Date: 15 February 2019

Development Management
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DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

49 Fitzjohn's Avenue
London
NW3 6PG

Proposal:

Erection of an additional storey to provide 1x 4-bed flat as an amendment to planning permission ref. 2015/5379/P dated 01/08/2016 (as amended by 2017/4895/P dated 11/09/2018) for 'conversion of single family dwelling house to 6 no. self-contained flats; erection of a 3 storey rear extension; removal of single storey side extension; and associated alterations'.

Drawing Nos: 892/507, 892/506, 892/504, 892/505, 892/52, 892/501, 892/500, Heritage Statement (HeritageCollective June 2018), Planning Statement (DP9 June 2018), Design and Access Statement (Oakley Hough Limited).

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, by reason of its height, bulk and design, would undermine the existing character of the host building and would fail to preserve the character and appearance of the conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed additional storey, by reason of its height and bulk, would disrupt the

heirarchy with the adjoining Grade II listed building, causing harm to its setting, contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing a contribution to affordable housing, would fail to meet the needs of households unable to access market housing, contrary to Policy H4 (Maximising the supply of affordable Housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure the additional residential unit as car-free housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policy Policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

Informative(s):

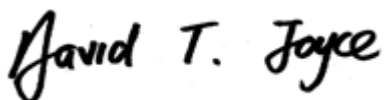
- 1 Reasons for refusal 3, 4 and 5 can be overcome by entering into a Section 106 Agreement to secure an affordable housing contribution, a Construction Management Plan and the additional unit as car-free housing.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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