

**Appeal Statement of Case for  
Proposed Three Storey Dwelling to the Rear of  
82 Fortune Green Road. West Hampstead. London. NW6 1DS.**

A Pre-App application was submitted 25/04/2018 and advice was received 24/05/2018. As a result of the advice that proposed dwelling was revised to reduce the floor area and provide a frontage that was more removed from Rose Joan Mews and stepped back.

The revised proposal was submitted to find out if the alterations were sufficient to fulfil the directions given in the Pre-App and a response was received on 06/06/2018. Further revisions were made and a revised proposal submitted for comment on 06/07/2018. Comments were received on 11/07/2018 and more revisions were made and re-submitted for comment 13/07/2018 that were accepted on 16/07/2018 as being suitable for submission for planning approval.

A planning application was submitted on 17/08/2018 using the proposal drawing that had been developed and given support on 16/07/2018. A letter of registration dated 01/04/2019 was received on 12/09/2018 giving a decision date of 26/10/2018.

A mail was received on 28/09/2018 with a draft section 106 agreement that was required to be completed for the application and was sent to the applicant on 02/10/2018, who sent it to his solicitor. His solicitor advised on 30/11/2018 that the Camden legal team couldn't issue the section 106 agreement until the planning department had given the final sign off.

I chased up the planning case officer Obote Hope on 20/12/2018 to find out why the section 106 was being held up and was informed that they were waiting for the end of the consultation period. I contacted the council's legal team on 16/01/2019 and was informed that 'Obote is aware that the Section 106 agreement has been agreed, but it has not been completed as the planning department needs to provide their sign off before we can issue engrossments for signature as I have previously advised. I will issue engrossments as soon as this sign off has been provided.'

In response to my request on 01/03/2019 for confirmation on how the application was proceeding the case officer responded on 04/03/2019 with a request for the height of the parapet wall to the first floor terrace to be extended up to the level of the 'neighbouring terrace roof terrace'. I telephoned and commented that although this could be done it seemed at odds with trying to minimise the bulk and presence of the proposed dwelling to Rose Joan Mews as replacing part of the obscured glass screen with solid masonry didn't respect that there was a fall to Rose Joan Mews which the proposed elevation responded to and that there would be no additional stepping back of the frontage. I was then advised on 04/03/2019 that the application would go to the members briefing on 25<sup>th</sup> March.

I telephoned the planning case officer 01/04/2019 to find out that the front wall at ground floor level only would need to be set back a further from Rose Joan Mews even though the front wall at ground and first floor level is proposed to set back 2.3 metres on average from Rose Joan Mews. At 10am the officer advised that he would advise the further extent of the set back from Rose Joan Mews but by the beginning of the next day there was still no communication to give the dimension considered necessary for the further set back.

With the seeming lack of interest in deciding the application, the applicant has no confidence that a decision will be made and has instructed for an appeal to be lodged for non determination.