

Application ref: 2018/5553/P
Contact: Obote Hope
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Date: 29 April 2019

Development Management
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Studio 136 Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
126 Fordwych Road
London
NW2 3PB

Proposal: Erection of single storey rear extension (following removal of existing); erection of rear dormer roof extension; change of use of 1 x 2 bed ground floor flat into 1 x studio and 1 x 3 bed self-contained flats; external alterations to side and rear façade treatment.

Drawing Nos: LN226493, 126FOR_01 REVA, 125FOR_02 REVA, 126FOR_03 REVA, 126FOR-04 REVA, 126FOR_05 REVA, 126FOR_06 REVA and Design and Access Statement no date.

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

Reason(s) for Refusal

- 1 The proposed dormer extension, by reason of its scale, design and siting on an otherwise unimpaired row of properties, would constitute an overly dominant and incongruous form of development which would fail to respect the integrity of the parent building or the local character and content, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed rear extension, by reason of its scale, detailed design and siting,

would constitute an overly dominant and incongruous form of development which would fail to respect the integrity of the parent building and the local character and content contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The proposed alterations to the fenestration, by reason of the proposed material, would not provide a sustainable form of design and construction contrary to policies D1 (Design) and CC2 (Adapting to Climate Change) of the London Borough of Camden Local Plan 2017.
- 4 The proposed residential unit, by reason of its sub-standard floor area, ceiling height and limited outlook and internal daylight levels, would result in substandard living accommodation to the detriment to future occupiers, contrary to policies A1 (managing the impact of development), H6 (Housing choice and mix) of the Camden Local Plan 2017 and policy 3.5 of the London Plan 2016.
- 5 Insufficient information has been submitted in relation to the impacts of the proposed rear extension on a large tree located close to the site boundary, to ascertain whether the development would impact on the wellbeing of this tree, the loss of which would impact on the character and appearance of the area contrary to policies; A3 (Biodiversity), D1 (Design) of the Camden Local Plan (2017), The Fortune Green and West Hampstead Neighbourhood Plan 2015, Camden Planning Guidance 1 (Design), policies 7.4 (Local character) and 7.21 (Trees and woodlands) of The London Plan (2016) and the National Planning Policy Framework (2019).
- 6 Insufficient details have been submitted to demonstrate that the proposal would be sustainable development. As such, the scheme would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017 and Policy 7 (Sustainable Transport) and Policy 8 (Cycling) the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal number 7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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 2019.

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, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer