

Application ref: 2019/0350/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 4 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Jennifer Kemmeter  
Flat 1  
114 Fitzjohn  
London  
NW3 6NT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat 1**  
**114 Fitzjohn's Avenue**  
**London**  
**NW3 6NT**

Proposal:

Conversion of ground floor three bedroom unit with first floor two bedroom to create one four bed unit (C3)

Drawing Nos: Location Plan\_D01, Existing Flat 1 and Fat 2\_005\_REV\_C, Proposed Maionette\_005\_REV\_C, Letter to LB Camden (Dated 15/05/2019)

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

Reason(s) for Refusal

1 Reason for Refusal

The proposed development which would result in the loss of a two bedroom unit in Hampstead to facilitate the creation of a large family unit would fail to create a mixed, balanced and inclusive community in accordance with policy HC1 (Housing mix) of the Hampstead Neighbourhood Plan 2018 and policy H7 (Large and small homes) of the Camden Local Plan 2017.

2 Reason for Refusal

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 and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer