

Application ref: 2019/2781/P  
Contact: David Fowler  
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Date: 25 September 2019

**Development Management**  
Regeneration and Planning  
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Michael Burroughs Associates  
93 Hampton Road  
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TW12 1JQ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Refused

Address:

**41-47 Ingham Road and 108 Fortune Green Road**  
**London**  
**NW6 1DG**

Proposal:

Variation of Condition 3 (Approved Plans) granted under reference 2018/4870/P dated 19/02/19 for Erection of additional storey to Ingham Road elevation of nos. 41-47 and part 1/part 2 storey extension to 108 FG Road, in association with addition of 3 new flats and re-configuration of existing flats. The changes are namely to provide a mansard-style extension at 3rd floor level on Ingham Road, to provide an additional flat and a terrace at third floor level. Drawing Nos: 1802 S001, 1802 S012, 1822 S012, 1802 S006 A, 1802 AP113, 1822 AP010, 1802 AP206, 1802 AP210, Planning, Design and Access Statement (Michael Burroughs Associates) October 2018, Arboricultural Report (Trettec) October 2018.

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

#### Reason(s) for Refusal

- 1 The proposed extension and terrace, by reason of their height, bulk, mass and detailed design would compromise the form, architectural character of the host building. The extension and terrace would result in an incongruous and discordant addition that would be detrimental to the character of the building and the area, contrary to Policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 2 The applicant has failed to demonstrate that there would be no impact in terms of loss of light to neighbouring residential properties, contrary to Policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 3 Insufficient cycle parking has been provided for the additional flat, contrary to Policy T1 of the Camden Local Plan 2017 and Policy 8 of the Fortune Green and West Hampstead Neighbourhood Plan.
- 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 of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a construction management plan and monitoring fee, would be likely to impact on the amenity of local residents, contrary to Policy A1 of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing a contribution towards affordable housing, would fail to provide affordable housing, contrary to Policy H4 of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 A condition would be attached to ensure details of tree protection are submitted to the Council, were the application 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



Daniel Pope  
Chief Planning Officer