

Application ref: 2019/6114/P  
Contact: David Fowler  
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Date: 25 March 2020

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**41 - 47 Ingham Road**  
**London**  
**NW6 1DG**

Proposal: Erection of additional storey at third floor level to provide additional flat, with roof terrace.

Drawing Nos: Plans: 1802 SO21, 1802AP306, 1802AP310, 1802AP403, 1802AP406, 1802AP410.

Documents: Daylight and Sunlight Study CR/JH/rol00135 (Anstey Home) 11 October 2019.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### **Reasons 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 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 healthy or sustainable transport choices, contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017.

- 3 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.
- 4 The proposed development, in the absence of a legal agreement, securing a contribution towards the affordable housing, would fail to contribute to housing needs in the borough, contrary to Policy H4 of the Camden Local Plan 2017.

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