

Application ref: 2020/0782/P
Contact: Sofie Fieldsend
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Date: 20 April 2020

Development Management
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Architecture & Design
2 Nursery Avenue
London
N3 2RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**200 West End Lane
London
NW6 1SG**

Proposal:

Conversion of upper floors maisonette to create 3 flats (Class C3) consisting of 2 x 2bed 3person flats and 1x 3bed 4person flat; erection of enlarged rear extension at 1st floor; loft conversion involving a rear dormer roof extension, rear roof terrace and 3 front rooflights; erection of bin and bike stores in rear garden.

Drawing Nos: 200WEL20/00; 200WEL19/01; 200WEL19/02; 200WEL20/03; 200WEL20/04; 200WEL19/05; 200WEL20/06; 200WEL19/07a; 200WEL19/07b; Tanalised Timber Pent Bike Shed and Bellus quad wheelie bin storage.

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

Reason(s) for Refusal

- 1 The proposed rear extension, roof extension and roof terrace privacy screen, by reason of their detailed design, height, size, bulk and siting, would harm the character and appearance of the host property, terraced group of properties and conservation area, contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

- 2 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 and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing a Construction Management Plan and associated monitoring fee, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) 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 reasons for refusal numbered 2 and 3 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 blue rectangular background.

Daniel Pope
Chief Planning Officer