

Application ref: 2019/5690/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 27 May 2020

Development Management
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Metropolitan Development Consultancy Ltd.
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

8 Frognal Lane
London
NW3 7DU

Proposal:

Erection of a mansard roof extension to provide a 2-bedroom flat (Class C3) with terrace at third floor level and alteration to existing side dormer.

Drawing Nos: Site Location Plan, Design and Access Statement, 7395 / 111, 7395 / 110, 7395 / 114 and 7395 / 115

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

Reason(s) for Refusal

- 1 The proposed roof extension and associated terrace, by virtue of their location, height, bulk and design, are considered to have a detrimental impact on the overall composition of the building and the setting of its decorative features, as well as harming the uniformity of the group of buildings to which it belongs and the character and appearance of the streetscene and Redington/Frognal Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of cycle parking and storage space, has failed to promote cycling and to provide appropriate cycling facilities, contrary to policy T1 (Prioritising walking, cycling and public transport) of the Camden Local

Plan 2017.

- 3 The proposed development, in the absence of a legal agreement to secure the residential unit as 'car-free' housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and to promote the use of non-sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbered 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 grey rectangular background.

Daniel Pope
Chief Planning Officer