

Application ref: 2019/5886/P
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Kevythalli Design
115 Great Tattenhams
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
86 Fortune Green Road
London
NW6 1DS

Proposal:
Subdivision of existing maisonette at 1st and 2nd floor level to 5 x studio flats (Class C3) [retrospective].

Drawing Nos: 201-B, 202-B, 204-B

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

Reason(s) for Refusal

- 1 The residential studio units, by reason of inadequate dwelling size, would provide substandard residential accommodation harmful to the amenities of future occupiers, and lack of mix of large and small homes would fail to contribute to the creation of mixed and inclusive communities contrary to policies H6 (Housing choice and mix) and policy H7 (Large and small homes) of the Camden Local Plan (2017) and policy 1 (Housing) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
- 2 The residential self-contained studio units, 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, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017 and policy 7 (Sustainable Transport) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

- 3 The residential self-contained studio units, in the absence of a legal agreement securing a contribution towards cycle parking, would fail to promote sustainable forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and CC1 (Climate change mitigation) of the Camden Local Plan 2017 and policy 7 (Sustainable Transport) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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 'DP', is positioned above the printed name and title of the signatory.

Daniel Pope
Director of Economy, Regeneration and Investment