

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3859/P	Fortune Green and West Hampstead NDF	15/09/2020 13:36:41	OBJ	<p>This application appears to be identical to the previous application for this building, 2020/2207/P, which was recently withdrawn, so the Fortune Green and West Hampstead NDF repeats its objections.</p> <p>Fortune Green and West Hampstead NDF object to this scheme on the grounds that it would not conform with 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) by disturbing the roof line of a significant terrace in the area's main street, and in a conservation area.</p> <p>The building is in the West End Green Conservation Area.</p> <p>The full length of the terrace (278 to 256 and then 254 to 236) has no roof extensions. (See photograph in the application)</p> <p>The mansard will be visible from the pavement outside the Fire Station on other side of West End Lane, from the roadway to the north of the Fire Station and also from the roadway approaching from the south, as the existing chimney pots are visible, and they are around half the height of the proposed mansard.</p> <p>Application 2019/4006/p 278 West End Lane was approved for internal modifications to the top floor but only after the mansard roof (very similar to current proposal ) in the originally proposed drawings was removed.</p> <p>Application 2020/0782/p 200 West End Lane was refused on the grounds: "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)."</p> <p>Application 2019/3505/p 200 West End Lane was refused on the grounds: "The proposed development, by reason of its detailed design, height, scale, bulk and siting, would harm the character and appearance of the host property, terrace 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)."</p>