

Application ref: 2020/2121/P
Contact: Obote Hope
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Date: 23 October 2020

Development Management
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Henry Planning Ltd
163 Church Hill Road
East Barnet
Barnet EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

74 Fortune Green Road
London
NW6 1DS

Proposal:

Change of use of basement and part of ground floor from retail (Class A1) to residential (Class C3) comprising one 2 bed self-contained flat.

Drawing Nos: P-100 REV1; P-101 REV1; P-102 REV1; DWD.01; Planning Statement by Henry Planning Consultancy & Development.

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

Reason(s) for Refusal

- 1 The proposed residential unit, by reason of inadequate daylight, poor quality outlook and sense of enclosure would result in substandard living accommodation to the detriment of future occupiers, contrary to policies A1 (Managing the impact of development) and H6 (Housing choice and mix) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing the development as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport),

T2 (Parking and Car Parking) and DM1 (Delivery and monitoring) 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 reason for refusal 2 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
Director of Economy, Regeneration and Investment