

Application ref: 2020/3859/P  
Contact: Joshua Ogunleye  
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Date: 11 November 2020

**Development Management**  
Regeneration and Planning  
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Press Investments Limited  
116 Highbury New Park  
Islington  
London  
N5 2DR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**278 West End Lane**  
**London**  
**NW6 1LJ**

#### **Proposal:**

Erection of a mansard roof extension with front roof terrace and conversion of upper floors into a 1-bedroom flat and a 3-bedroom maisonette plus alterations to windows at rear ground floor and side 1st floor

Drawing Nos: West/19/P/01, West/19/P/02, West/19/P/03,

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

#### **Reason(s) for Refusal**

- 1 The proposed mansard roof extension, by reason of its location, bulk and design, would appear as a visually obtrusive and incongruous addition on the property and would disrupt an unaltered roofscape of this row of terraced properties. It would thus harm the character and appearance of the host building, terrace of which it forms part, streetscene and conservation area. This is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of 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 In the absence of a S106 legal agreement securing car-free housing, the proposed conversion 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. This is contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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  
Director of Economy, Regeneration and Investment