

Application ref: 2020/3274/P
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Date: 4 May 2021

Development Management
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London Borough of Camden
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London
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www.camden.gov.uk/planning

Scannell and Scannell
Tudor Road, Barnet
London
EN5 5NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
92 Fortune Green Road
London
NW6 1DS

Proposal: The part change of use of a ground floor retail unit (Class A1) to a 1 bed flat (Class C3) and associated installation of additional door to shopfront.

Drawing Nos: 2003-A-00-00, 2003-A-00-01 Rev B, 2003-A-00-02, 2003-A-10-01 Rev C, 2003-A-10-02 Rev A, Design and Access Statement.

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

Reason(s) for Refusal

- 1 The proposed dwelling, by reason of its layout, insufficient outlook and daylight and standard of external amenity space would result in sub-standard residential accommodation for future occupants, contrary to Policy H6 (Housing Choice and mix) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more healthy or sustainable transport choices, contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017 and Policy 7 (Sustainable Transport) of the Fortune Green and

Informative(s):

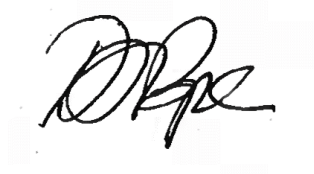
- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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
Chief Planning Officer