

Application ref: 2021/4223/P
Contact: Josh Lawlor
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Date: 14 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Town Planning Expert
14 St George's Business Centre
St George's Square
Portsmouth
PO1 3EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
104 Mill Lane
London
NW6 1NF

Proposal:
Replacement of shopfront by a brick façade with uPVC windows.
Drawing Nos: C3471-4-A, C3471-3-B, C3471-2.

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

Reason(s) for Refusal

- 1 The proposed ground floor façade, by reason of its inappropriate design, materials and form, is considered to be out of character with the adjoining terrace of properties and thus causes harm to the appearance of the host building and wider shopping parade, contrary to policies D1 (Design) and D3 (Shopfronts) of the Camden Local Plan 2017 and policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

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 2021.

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
Chief Planning Officer