

Application ref: 2022/0694/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 14 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

True Associates
32 Chamberlayne Road
Kensal Rise
NW10 3JE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

67 Mill Lane
London
NW6 1NB

Proposal:

Erection of part single storey, part two storey rear extension and conversion of ground floor retail store room (Class E) to provide a 2 bedroom flat (Class C3).

Drawing Nos: A16646PA-002, A16646PA-004, A16646PA-003, A16646PA-001

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its height, scale, bulk and design, would represent a prominent and incongruous addition that would not be subordinate and would cause harm to the original character and appearance of the host building, adjoining terrace and the surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed residential unit, by reason of its size, design and arrangement, would receive insufficient daylight/sunlight and outlook and would fall short of the minimum floorspace standard for a dwelling of this size. It would thus result in sub-standard

accommodation, which would be harmful to the amenities of future occupiers, contrary to policies D1 (Design) and H6 (Housing choice and mix) of the Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the Camden Local Plan 2017 and Policy 4 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer