

Application ref: 2022/1770/P  
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Date: 23 November 2022

**Development Management**  
Regeneration and Planning  
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Map & Co. Architects Ltd  
17 Coachman's Terrace  
80-86 Clapham Road  
London  
SW9 0JR

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**94 Camden Road**  
**London**  
**NW1 9EA**

Proposal:

Installation of retractable awning, erection of a timber enclosure and planters to forecourt and introduction of a ramped access to the front entrance (retrospective)

Drawing Nos: Site Location Plan PL(B)01 Rev A, PL(B)02 Rev A, PL(B)22, PL(B)10, PL(B)12, PL(B)14, PL(B)20, PL(B)24, Planning Statement

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

Reason(s) for Refusal

- 1 The canopy, enclosure and planters, by virtue of their siting, size and design, appear as bulky, incongruous and unsympathetic additions that harm the character and appearance of the host property, streetscene and conservation area, contrary to policies D1 (design) and D2 (heritage) of the London Borough of Camden Local Plan 2017.
- 2 The timber enclosure, by virtue of its siting and size, results in a pavement width that is not wide enough for the number of people expected to use it, which is detrimental to the quality of the public realm and hinders pedestrian movement and accessibility by vulnerable or disabled users, contrary to policies A1 (Managing the impact of

development), C6 (Access for all) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

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.

### **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer