

Application ref: 2024/0106/P
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Date: 30 April 2024

Development Management
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DLA Town Planning Ltd
5 The Gavel Centre Porters Wood
St Albans
AL3 6PQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

182 Regent's Park Road
London
NW1 8XP

Proposal:

Removal of condition 4 (Personal planning permission and remediation works) of planning permission 2023/2555/P (dated 26/10/2023) for: Removal of the existing front boundary wall and replacement with a metal vehicle entry, metal pedestrian gate, new metal railings, and intercom and letterbox integrated within new sections of brick wall at the front boundary; creation of new, permeable paved vehicular access for carparking; new electric vehicle charging point; removal of existing front courtyard staircase and replacement with a new staircase and new courtyard railings; erection of a new bin store; new soft and hard landscaping.

Drawing Nos: Planning Statement prepared by DLA Planning, ref. 23/456, dated January 2024

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

Reason(s) for Refusal

- 1 The proposed development, by virtue of the permanent loss of the front boundary wall and front garden soft landscaping, and its permanent replacement with a hardstanding for carparking and a vehicular access, would result in the permanent

loss of a front garden landscape and boundary treatment harming the character and appearance of the host property, streetscene and Primrose Hill Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The development, by reason of the promotion of car use and permanent loss of on-street parking, would encourage the use of unsustainable modes of transport, increase parking stress, and harm local amenity, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and A1 (Managing the impact of development) of the 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) 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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer