

Application ref: 2024/1488/P
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Date: 11 June 2024

Development Management
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_Box Plans Ltd.
124 City Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
259 Goldhurst Terrace
London
Camden
NW6 3EP

Proposal:

Creation of two off-street parking spaces and associated modifications to the front garden including installation of an entrance gate to the vehicular access.

Drawing Nos: A3100

A3101

A3102

A3101

A3104

A3105

A3106

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 development, by virtue of the loss of the front boundary wall and soft landscaping and its replacement with a large area of incongruous hard landscaping,

results in the loss of a traditional front garden landscape and boundary treatment thus harming the character and appearance of the host property, street scene and South Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Local Borough of Camden Local Plan 2017.

- 2 The development, by reason of the promotion of car use and the creation of an unnecessary hazard on the public highway, would encourage the use of unsustainable modes of transport 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.
- 2 The proposed development, by reason of the loss of one on-street parking space would result in a shortfall of on-street parking, negatively impacting on the amenity of residents and is contrary to policy A1 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 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>.

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