

Application ref: 2023/3358/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 30 July 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Drop my Kerb Uk  
Bernadette Avenue  
Anlaby Common  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused and Warning of Enforcement Action to be Taken**

Address:  
**25 Grafton Road**  
**London**  
**NW5 3DX**

Proposal:

Demolition of front boundary wall and gate pier, and replacement with metal railing/gate; erection of a bin store; installation of a dropped kerb and use of the front yard as car parking; new electric vehicle charging point; (Part retrospective).

Drawing Nos: 01; Buy a Plan ordinance survey map; Buy a Plan Block plan and supporting by Drop my kerb UK.

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

#### Reason(s) for Refusal

- 1 The creation of an on-site parking space would promote the use of private motor vehicles and fail to encourage the use of sustainable modes of transport. This is 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 London Borough of Camden Local Plan 2017.
- 2 The proposal by reason of the demolition of the brick boundary wall and the proposed fully openable railings, by reason of their materials and detailed design harms the character and appearance of the host property, streetscene and the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London

Informative(s):

1

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-householder-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

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

Daniel Pope  
Chief Planning Officer