

Application ref: 2024/5022/P
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Date: 13 February 2025

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Mr John Spencer
Suite 1, Unit 3, Enterprise Park,
Black Moor Road,
Verwood
Dorset
BH31 6YS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Basement Flat
226 Finchley Road
London
NW3 6DH

Proposal:

Use of the existing area of hardstanding as a single off-street car parking space and the formation of a vehicle crossover on the highway.

Drawing Nos: Site location plan; existing plans and front elevation dated 10/10/2024; existing elevation (side) dated 21/11/2024 and proposed plans and front elevation (001) dated 10/10/2024

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

Reason(s) for Refusal

1 Reason for Refusal

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 and would fail to secure adequate provision for the safety of pedestrians, cyclists, buses and other vehicles, 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

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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