

Charabanc Architectural Design
Studio
Studio 37
Business Development Centre
7 - 15 Greatorex Street
London
E1 5NF

Application Ref: **2013/2032/P**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

31 October 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
322 West End Lane
Hampstead
London
NW6 1LN

Proposal:
Dropping of the kerb to create a wider crossover in connection with garage (Class B2).
Drawing Nos: Os extract (Land registry); Existing floor plan; Existing front elevation and section; Proposed floor plan & Proposed front elevation and section.

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

Reason(s) for Refusal

1. Use of the hardstanding for car parking and the provision of a crossover in connection with the garage (Class B2) would result in the provision of sub-standard parking spaces which do not conform to Camden's parking standards and would result in obstruction of the public footway to the detriment of pedestrian movement and safety contrary to policies DP18 (Parking standards and limiting the availability of car parking), DP19



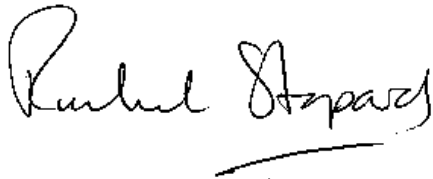
(Managing the impact of parking) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework 2010.

2. Use of the hardstanding for car parking and the provision of a crossover, in connection with the garage (Class B2), in close proximity to the vehicular junction would harm the safety of other road users, such as pedestrians and vehicles, due to the inadequate sight lines for vehicles accessing the spaces contrary to policies DP19 (Managing the impact of parking) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework 2010.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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