

Haine & Co
Unit 8
46 Crawford Street
London
W1H 1JU

Application Ref: **2013/1081/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

18 April 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

Householder Application Refused

Address:
32 St Albans Road
London
NW5 1QU

Proposal:

Alterations to boundary wall to accommodate a new gate and new parking bay in front garden in connection with existing residential dwelling (Class C3).

Drawing Nos: Site location plan; 12/08/32 F (Existing roof/site plan); 12/08/32 F (New parking bay); & 1x unnumbered drawing titled location of drop kerbs.

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

Reason(s) for Refusal

- 1 The proposed forecourt hardstanding and associated vehicular entrance, by reason of the loss of landscaped garden space and partial loss of the solid boundary wall both of which are characteristic of the streetscene, would erode the character of the streetscape and would harm the setting of the building and the character and appearance of the conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local



Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

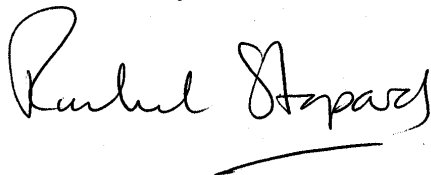
- 2 The applicant has failed to provide sufficient supporting information to demonstrate that the proposed area of hardstanding would incorporate sustainable drainage systems (SUDS) to limit the amount and rate of surface water run-off and waste water entering the combined storm water and sewer network. The proposals are therefore contrary to policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposal would result in the loss of a parking space in the Controlled Parking Zone and the applicant has failed to provide evidence that levels of existing on-street parking provision would not be adversely affected, contrary to policy DP19 (Parking standards and limiting the availability of car parking) of the Local Development Framework 2010.

Informative(s):

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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