

Planning Solution Ltd  
Crabtree House  
83 Crabtree Lane  
LONDON  
SW6 6LRApplication Ref: **2011/6045/P**  
Please ask for: **Andrew Forrest**  
Telephone: 020 7974 **3375**

13 February 2012

Dear Sir/Madam

**DECISION**Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**

Address:

**Land adjacent to 4 St Augustine's Road  
London  
NW1 9RN**

Proposal:

Use of the site for a car valet business (Class B2)

Drawing Nos: Site Location Plan, SAR/1577/1, /2, /2a, 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 applicant has submitted insufficient detail with the application in order to demonstrate that the proposal would preserve or enhance the Conservation Area and the proposal would therefore be contrary to policies CS14(Promoting high quality places and conserving our heritage) and DP25(Conserving Camden's heritage) of the London Borough of Camden's Local Development Framework Core Strategy and Development Plan Policies.
- 2 The applicant has failed to demonstrate that the proposal would not prejudice



Highway or pedestrian safety, impede the free-flow of existing traffic or have adequate vehicular and pedestrian access arrangements and the proposal would therefore be contrary to Policies DP16(The transport implications of development) DP17(Walking, cycling and public transport) DP18(Parking Standards and limiting availability of car parking) DP19(Managing the impact of parking), DP21(Development connecting to the highway network) DP29 (Improving access) of the London Borough of Camden's Local Development Framework Core Strategy and Development Plan Policies.

- 3 The applicant has failed to demonstrate that the proposal would not result in noise levels that would be detrimental to the residential amenities of the neighbouring occupiers and the proposal would therefore be contrary to policy CS5(Managing the impact of growth and development), DP26(Managing the impact of development on occupiers and neighbours) and DP28(Noise and vibration) of the London Borough of Camden's Local Development Framework Core Strategy and Development Plan Policies.

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