

Katie Herrington
97 Lower Marsh
London
SE1 7AB

Application Ref: **2010/4094/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

11 October 2010

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:
20 Busby Place
London
NW5 2SR

Proposal:
Erection of boundary wall with railings and electric gate to existing residential dwelling (Class C3), in association with retained forecourt parking

Drawing Nos: Site plan, front elevation, 001/PRO/BUS, 003/PRO/BUS.

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

Reason(s) for Refusal

- 1 The retained forecourt parking, associated with the vehicular entrance created by the proposed sliding gate, by reason of its size and shape, is substandard and detrimental to highway safety, as well as encouraging more parking at this property than the maximum parking standards allow. The proposal would therefore be likely to contribute unacceptably to traffic and parking congestion in the surrounding area and be detrimental to highway and pedestrian safety, contrary to policies T7



(Offstreet parking), and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006; policies CS11 (Off-street parking, city car clubs and city bike schemes) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP18 (parking standards), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control.

- 2 In view of the unacceptable off-street parking provision and of the Planning Inspectorate's dismissal of the previous planning and enforcement appeal dated 9th July 2009 relating to this issue, you are advised to reinstate the front boundary wall and railings in accordance with this Inspectorate decision within two months of the date of this decision, otherwise such failure to comply will require the Council to consider enforcement action.

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