

Delegated Report		Analysis sheet		Expiry Date:		06/07/2009	
		N/A / attached		Consultation Expiry Date:		23/06/2009	
Officer				Application Number(s)			
Hannah Parker				2009/1471/P			
Application Address				Drawing Numbers			
164 Iverson Road London NW6 2HH				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Construction of new driveway and dropped kerb following the demolition of a section of the existing side boundary wall.							
Recommendation(s):		Refuse Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses to date					
CAAC/Local groups* comments: <small>*Please Specify</small>		No responses to date					
Site Description							
The application site refers to an end of terrace on the junction of Iverson Road and Medley Road. Although the property fronts Iverson road the proposed driveway/car parking space is accessed off Medley Road.							
Relevant History							
No relevant history							

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations

Camden Replacement Unitary Development Plan 2006

- B1 – General Design Principles
- B3 - Alterations and extensions
- SD6 - Neighbourhood amenity
- T1 - Sustainable Transport Development
- T9 - Impact on Parking

Camden Planning Guidance

Assessment

It is proposed is to create a new driveway and dropped kerb following the demolition of a section of the existing side boundary wall.

Main Considerations

- Impact on host building and the surroundings
- Neighbourhood Amenity
- Transport Consideration

Impact on host building and the surroundings

The proposed driveway is positioned at the rear of the garden of 164 Iverson Road but lies adjacent to 12 Medley Road. The removal of a section of the boundary wall and the loss of garden is not considered desirable but as the application site is not in a situated in a conservation area it is not considered to severe enough to warrant a refusal.

Neighbourhood amenity

The property most likely to be impacted by the proposed development is no. 12 Medley Road. It is considered that although the driveway lies adjacent to no. 12 Medley Road there are no windows on the side elevation of this property and a boundary wall separates the remainder of the property from the proposed driveway at no.164 Iverson Road. It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Transport Considerations

Policy T9 states that;

The Council will not grant consent for off-street parking that it considers causes harm to highway safety, requires detrimental amendment to existing or proposed Controlled Parking Zones, or harms the setting of a building or the surrounding area. The Council will consider:

- c) *the impact on demand on Controlled Parking Zones and on-street parking*

The site is located within the Kilburn (CA-Q) town centre where 89 parking permits have already been issued for every 100 estimated parking bays within the zone. This means that this CPZ is approaching being highly stressed where highly stressed is considered to be overnight demand exceeding 90%.

The removal of at least one (possibly even two) parking bays required to implement this proposal would decrease the supply of on-street parking bays, and so would in effect increase the demand for on-street parking bays. This would have detrimental implications to the CPZ and is hence unacceptable.

Recommendation: Refuse Permission.

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