

09/13/44



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DNK Design  
7 Ingham Road  
London  
NW6 1DG

Application Ref: **2003/2789/P**  
Please ask for: **Mary Samuel**  
Telephone: **020 7974 2516**

17 December 2003

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:  
**25 Steele's Road**  
London  
NW3 4RE

#### Proposal:

Creation of forecourt parking space in front garden and associated new vehicular entrance and bin store.

Drawing Nos: S101, 23, 24, 25, 26

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 parking, by reason of the demolition of a substantial part of the front garden enclosure, the lowering of the garden level and the loss of a landscaped garden to a hard surface for carparking, would be detrimental to the appearance of the building and the character and appearance of this part of the Eton Villas conservation area, contrary to policies EN1, EN25, EN26 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and the supporting advice in the Council's Supplementary Planning Guidance.

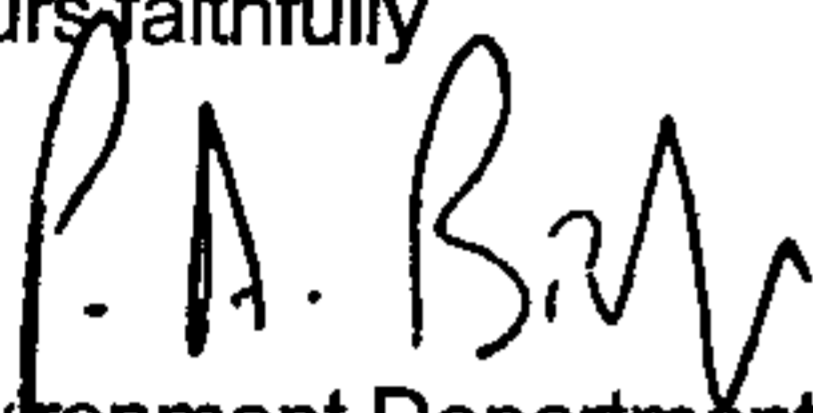


Informative(s):

- 1 You are advised that the provision of a crossover and vehicular entrance is unlikely to be acceptable to the Council's Engineering Service who have a policy to restrict such entrances where they could result in loss of on-street parking capacity in a Controlled Parking Zone

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M.', written over the typed name 'P. A. B. M.'.

P. A. B. M.  
Environment Department

(Duly authorised by the Council to sign this document)