

Doyle Town Planning & Urban Design  
86-90 Paul Street  
London  
EC2A 4NE

Application Ref: **2015/3684/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

9 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat 1**

**April House**

**45 Maresfield Gardens**

**London**

**NW3 5TE**

Proposal: Installation of boundary treatment including means of access and hardstanding and the rearrangement of two off-street parking spaces(Retrospective).

Drawing Nos: B15/620-02, 2045(PLA)100 - Proposed revised front (street) elevation, 2045(PLA)104 - Roof Plan, Parking and Access Survey, Pedestrian Sightlines - Paul Mew Associates, Cover letter dated 17/07/2015

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

#### **Reason(s) for Refusal**

- 1 The gates and gate piers, which provide access to two parking spaces, form an arrangement which would be detrimental to highway safety by reason of inadequate sightlines for vehicles leaving the site, contrary to policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy



2010 and policies DP19 (Managing the impact of parking) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 2 The gates and gate piers, which provide access to two parking spaces, form an arrangement which would result in the loss of part of an on-street residential parking bay, contributing unacceptably to parking stress in the surrounding area, contrary to policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policies DP19 (Managing the impact of parking) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email [transportpolicyobs@camden.gov.uk](mailto:transportpolicyobs@camden.gov.uk) for further details.
- 2 You are advised that Camden's legal team have served an enforcement notice (EN15/0735) on this site.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment