

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

Application Ref: **2016/2827/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

19 July 2016

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 (Retrospective)

Drawing Nos: B15/620-02 - Existing GF Measured Survey (Jan 2015); 2045(PLA)100 - Proposed revised front (street) elevation, (April 2015); 2045(PLA)104 - Roof Plan (March 2015); PL101/131 REV 0; PL200/131 REV 0; PL201/131 REV 0 (all May 2016); Parking and Access Survey, Doyle TP+D, July 2015; Pedestrian Sightlines - Paul Mew Associates dated 13/07/2015; Ground and facts, Doyle, September 2015; Appeal Statement, Doyle, October 2015; Doyle Rebuttal Letter (final) 17th December 2015; P1364, 45 Maresfield Gardens Rebuttal Note, Paul Mew Associates, 15th December 2015; P1364, 45 Maresfield Gardens Transport Statement, Paul Mew Associates, 20th October 2015; signed S106 (unilateral) dated 17/12/2015 submitted with the appeal; plan showing two options on crossover design dated October 2015; Michael Doyle Cover letters dated 17/07/2015 and 19/05/2016



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

Reason(s) for Refusal

- 1 The proposed gates and gate piers on the front boundary form an arrangement which is considered to be detrimental to highway safety by virtue of inadequate sightlines for vehicles leaving the site, contrary to the London Borough of Camden Local Development Framework Core Strategy 2010 policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), and the London Borough of Camden Local Development Framework Development 2010 Policy DP19 (Managing the impact of parking) and DP21 (Development connecting to the highway network).
- 2 The proposed gates and gate piers on the front boundary form an arrangement which when in use results in the loss of part of an on-street residential parking bay, contributing unacceptably to parking stress in the surrounding area, contrary to the London Borough of Camden Local Development Framework Core Strategy 2010 policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), and the London Borough of Camden Local Development Framework Development 2010 Policy DP19 (Managing the impact of parking) and DP21 (Development connecting to the highway network).

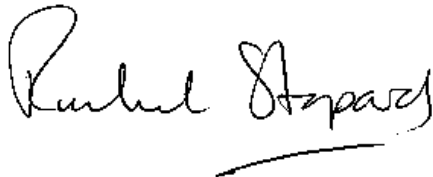
Informative(s):

- 1 Enforcement action has already been instigated against the gates and piers which are the subject of this application
- 2 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



Rachel Stopard
Executive Director Supporting Communities