

Ecos Maclean Ltd
8a Chamberlain Street
London
NW1 8XB

Application Ref: **2017/0896/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:
11 Mansion Gardens
London
NW3 7NG

Proposal:

Alteration to landscaping of side garden to provide no.1 off street parking space and erection of timber fence to boundary of dwellinghouse (Use Class C3) (part retrospective)
Drawing Nos: 15119 05 Rev 01 dated 28.02.17; 15119 15 Rev 02 dated 28.02.17; OS Plan; Design and Access Statement (dated Feb 2017); Arboricultural Impact Assessment & Method Statement (dated Jan 2017)

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

Reason(s) for Refusal

- 1 The proposed on-site vehicular parking space and solid timber panelled garden fence would, by virtue of their design and location be visually prominent and harmful to the uniform townscape of the surrounding estate as well as the local green open character, garden amenity and views towards mature vegetation, cumulatively this will harm the character and appearance of the host dwelling as well as the wider estate. The development would therefore contrary to policies D1 and T2 of the



Camden Local Plan 2017.

- 2 The creation of an additional onsite parking space would promote the use of private motor vehicles, fail to encourage the use of sustainable modes of transport and exacerbate local traffic conditions contrary to policies T1 and T2 of the Camden Local Plan 2017.
- 3 In the absence of supporting evidence (e.g. swept path analysis), the proposed on-site parking space is considered to be detrimental to pedestrian and highway safety by reason of inadequate sightlines for vehicles leaving the site and lack of space for manoeuvring. The proposal is therefore contrary to policy T1 of the Camden Local Plan 2017.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning