

Mr John Preus  
78 Camden Mews  
London  
NW1 9BX

Application Ref: **2017/2414/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

5 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**78 Camden Mews**  
**London**  
**NW1 9BX**

Proposal:  
Erection of bin and cycle store to front garden.

Drawing Nos: 0322/10 rev.F, 0322/11 rev.F, 0322/12 rev.F, 0322/13 rev.F, 0322/14 rev.F, 0322/15 rev.F, 0322/16 rev.F, 0322/00 rev.A, PCA-2060-40 and PCA-2060-60.

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

#### Reason(s) for Refusal

- 1 The proposed bin and cycle stores, by reason of their design and siting would appear as an incongruous form of development on the footway and would cause detrimental harm to the character and appearance of the host building, the streetscene and the Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan (2017) and the Camden Square Conservation Area Character Appraisal and Management Strategy.
- 2 The proposal, by reason of its siting and design, would obstruct and narrow the



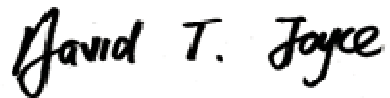
footway and cause detrimental harm to pedestrian safety and amenity contrary to policies A1 (Amenity) and T1 (Prioritising walking, cycling and public transport) of Camden's Local Plan (2017).

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning