

Leigh & Glennie Ltd
Leigh & Glennie Ltd
6 All Souls Road
Ascot
SL5 9EA

Application Ref: **2017/5846/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

15 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
The Chestnuts
Branch Hill
London
NW3 7NA

Proposal: Partial infill of existing front lightwell and repositioning of front staircase to facilitate construction of new driveway and vehicle crossover.

Drawing Nos: 1202-P-000; 1202-P-001; 1202-P-002; Design & Access, Heritage and Planning Statement (prepared by Leigh & Glennie Ltd, dated October 2017); Transport Note Ref. 2017-3118 (prepared by TTP Consulting, dated 27 September 2017).

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

Reason(s) for Refusal

- 1 The introduction of a forecourt vehicular parking space would result in the loss of front garden space, which contributes to the character and appearance of the conservation area, and would be harmful to the character and appearance of the Hampstead Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.



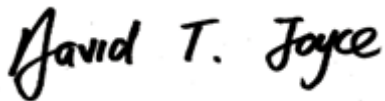
- 2 The proposal would result in the loss of an on-street parking space in a Controlled Parking Zone which would contribute unacceptably to parking stress in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 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 A1 (Managing the impact of development) of the London Borough of 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.

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