

Aspect Property Services Limited
11 Ickenham Road
Ruislip
HA4 7BT

Application Ref: **2017/6947/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 2362

9 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
38 Crediton Hill
London
NW6 1HR

Proposal: Widening of existing vehicle crossover with associated dropped kerb to allow two additional car parking spaces within the front garden.

Drawing Nos: 1 Rev B, 2 Rev B, OS Location Plan.

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

Reason(s) for Refusal

- 1 The proposed demolition of the front wall and use of the entire front garden area for parking would, by virtue of the loss of characteristic boundary treatment, opportunity for soft landscaping and excessive levels of hard-surfaced area, result in detrimental harm to the character and appearance of the host property, streetscene and the West End Green Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed development, by virtue of the loss of on-street parking and creation of



additional private off-street parking capacity, would exacerbate issues of parking stress within the CPZ and surrounding area and would fail to encourage sustainable modes of transport for the occupiers of the property, 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 Camden Local Plan 2017 as well as Policy 7 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

Informative(s):

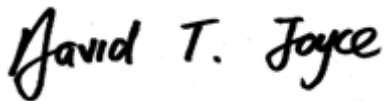
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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