

Design-Tect Design Associates  
Design-Tect Design Associates  
35 Milton Road  
Hanwell  
London  
W7 1LQ

Application Ref: **2018/0500/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

9 July 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**20 Busby Place**  
**London**  
**NW5 2SR**

Proposal:  
Demolition of boundary treatment to front of dwelling and use of front garden for two onsite car parking spaces.  
Drawing Nos: 82/1059/01, 82/1059/03, 82/1059/04, 82/1059/05, 82/1059/06

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

#### Reason(s) for Refusal

- 1 The proposed development, by reason of the creation of two vehicular parking spaces, would promote the use of private motor vehicles and fail to encourage the use of sustainable modes of transport and so would contribute unacceptably to traffic conditions in the surrounding area contrary to policies T1 and T2 of the Camden Local Plan 2017.
- 2 The proposed on-site parking spaces, by reason of their inadequate area for parking



and manoeuvring, would have a detrimental impact upon pedestrian and highway safety and ease of movement, contrary to policies T1 and T3 of the London Borough of Camden Local Plan.

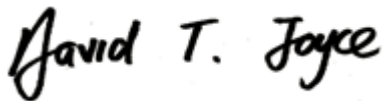
- 3 The proposed alterations to front boundary treatment and use of front hard standings for parking, by reason of their siting and design, would be visually prominent, disrupt the uniformity of the terrace and result in harm to the character and appearance of the host building, terrace and streetscene, contrary to policies D1 and T2 of the Camden Local Plan (2017) and policy D3 of the Kentish Town Neighbourhood Plan (2016).

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