

Boyer Planning  
2nd Floor, 24 Southwark Bridge Road  
London  
SE1 9HF

Application Ref: **2018/2315/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974 4607

9 July 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Refused

Address:  
**25A Willow Road**  
**London**  
**NW3 1TL**

Proposal: Variation of condition 3 (approved drawings) of planning reference 2017/3484/P dated 06/12/2017 (for erection of roof extension involving raising the ridge height and replacement of existing front/rear dormers; conversion of car port into habitable room and new front entrance; installation of new rear Juliette balconies and replacement front and rear windows; alterations to front garden including installation of new bin store and new railings to front boundary wall.); namely, the retention of parking space and dropped curb.

Drawing Nos: PA001 Rev.C and PA006 Rev.E

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

#### Reason for Refusal

- 1 The proposed variation to retain the drop curb and front hardstanding and installation of sliding front gates to facilitate use of front garden as an off-street parking space would, by reasons of the inadequate area for parking and manoeuvring, have a detrimental impact upon the pedestrian comfort and safety of the adjacent public footway, contrary to policies T1 and T3 of the London Borough of



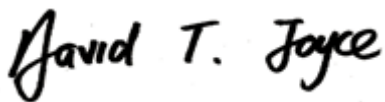
Camden Local Plan.

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