

Landform Consultants Ltd  
Bagshot Road  
Chobham  
WOKING  
GU24 8DB

Application Ref: **2018/1029/P**  
Please ask for: **Nora-Andreea  
Constantinescu**  
Telephone: 020 7974 **5758**

9 July 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**22 Crediton Hill  
London  
NW6 1HP**

Proposal:

Various alterations to front garden to include: replacement of existing shed, partial removal of front boundary wall and alterations to all boundary fences, resurfacing the existing paved areas to include the driveway, extension of existing parking space to create one new parking space, installation of new steps from the driveway, all to dwelling (Class C3).

Drawing Nos: QO76-01; QO76-02 Rev C; QO76-03 Rev B; QO76-04 Rev B; QO76-05; QO76-06 A; QO76-06 B Rev A; QO76-06 A Rev A; QO76-06 D Rev A; QO76-07 Rev A; QO76-07 C Rev A; QO76-08; Cane Garden buildings; Site location plan; QO76-PL01; QO76-PL03; QO76-PL04; QO76-PL05; QO76-PL06; QO76-PL07.

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

#### Reason(s) for Refusal

- 1 The additional parking space and alteration to front boundary wall, by reason of their size, location and design, would be detrimental to the streetscape and the character



and appearance of the West End Green conservation area, contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017; and policies 2 (Design & Character) and 3 (Safeguarding & enhancing Conservation Areas & heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan.

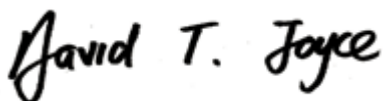
- 2 The additional parking space would promote the use of private motor vehicles and fail to encourage the use of sustainable modes of transport and so would contribute unacceptably to traffic conditions in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of London Borough of Camden Local Plan 2017; and policy 7 (Sustainable Transport) of the Fortune Green and West Hampstead Neighbourhood Plan.
- 3 The proposed side boundary (north), by reason of its location, height and materials, would be an incongruous and visually impermeable addition which would harm the uniformity of the streetscape and the character and appearance of the West End Green conservation area, contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017; and policies 2 (Design & Character) and 3 (Safeguarding & enhancing Conservation Areas & heritage assets) of the Fortune Green and West Hampstead Neighbourhood 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



David Joyce  
Director of Regeneration and Planning