

NTR Planning Ltd  
Henleaze Business Centre  
13 Harbury Road  
Bristol  
BS9 4PN

Application Ref: **2018/2164/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

17 August 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**117 Haverstock Hill  
London  
NW3 4RS**

Proposal: Provision of hardstanding for the parking of three vehicles; installation of new pedestrian metal gate, electronic sliding gate and fixed metal fence to the front elevation.

Drawing Nos: HH/01, HH/02, HH.03, HH/04, HH/05 and Supporting Statement commissioned by NTR Planning dated May 2018.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed development, by virtue of the design of the boundary treatment and the replacement of soft landscaping with a parking area, would result in the loss of green space and cause harm to the character and appearance of the host property and the Belsize Park Conservation Area, contrary to policies A2 (open space), D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.
- 2 The proposed development, by virtue of the increased on-site parking provision, would fail to promote or prioritise sustainable transport or reduce car use, contrary to Policies A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the Local



Borough of Camden Local Plan 2017.

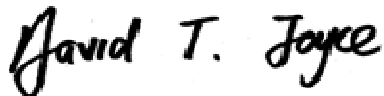
- 3 In the absence of detailed measures to mitigate the loss of permeable green space, the development fails to demonstrate that it would be resilient to climate change and reduces or does not contribute to the risk of flooding, contrary to policies CC2 (Adapting to climate change) and CC3 (Water and flooding) of the Local 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