

Application ref: 2018/1841/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 17 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Lamont Planning Associates
PO Box 339
Watford
WD19 4XB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
38 Pandora Road
London
NW6 1TR

Proposal:
Use of premises as single family dwelling, formation of access for disabled persons at front and rear and new bin store at rear.

Drawing Nos:

Existing plans:
450 EX01, 450 EX03, 450 EX04, 450 EX05, 450 EX06, 450 EX07, 450 EX08, 450 PH01.

Proposed plans:
450 PL01, 450 PL03, 450 PL04, 450 PL05, 450 PL06, 450 PL07.

Supporting documents:
Planning, Design and Access Statement (Lamont Planning Associates) April 2018.

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

Reason(s) for refusal:

- 1 The development would result in the loss of housing with shared facilities, for which

there is a demonstrable need, contrary to Policy H10 of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 of the Camden Local Plan 2017.

Informative(s):

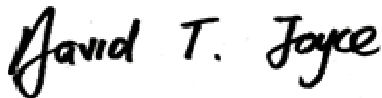
- 1 Insufficient detail has been submitted of the boundary treatment of the front garden and for the ramp. Were the proposals considered acceptable, then this information would have been required.

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