

Application ref: 2018/3424/P  
Contact: Josh Lawlor  
Tel: 020 7974  
Date: 18 October 2018

**Development Management**  
Regeneration and Planning  
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MJL Surveying Ltd  
77 Valley Walk  
Croxley Green  
Rickmansworth  
WD3 3TQ  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**145 Fordwych Road**  
**London**  
**NW2 3NG**

Proposal:

Creation of a means of access, removal of raised concrete parking space to create x2 parking spaces on forecourt.

Drawing Nos: 145FDW - 001, 145FDW - 101, 145FDW-102, 145FDW-002

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 promoting private car use, would result in increased air pollution and traffic congestion and would fail to promote or prioritise the use of sustainable transport, 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; and Policy 7 (Sustainable Transport) of the Fortune Green & West Hampstead Neighbourhood Plan.
- 2 The proposed alterations to the form and design of the front garden would result in the loss of green space and spatial definition between the forecourt and street, harming the character and appearance of the host property and the wider area,

contrary to policies A2 (open space), D1 (Design) of Camden Local Plan 2017; Policies 2 (Design and Character) and 17 (Green/Open Space) of the Fortune Green & West Hampstead Neighbourhood Plan 2015.

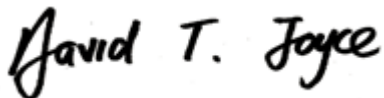
- 3 In the absence of detailed measures to mitigate the loss of permeable green space, the development fails to demonstrate that it would be resilient to climate change and reduces or does not contribute to the risk of flooding, contrary to policies CC2 (Adapting to climate change) and CC3 (Water and flooding) of the Local Borough of Camden Local Plan 2017 and policy 17 (Green/Open Space) of the Fortune Green & West Hampstead Neighbourhood Plan.
- 4 The proposed development, by reason of its location and size, could result in the loss of existing on street parking resulting in increased parking pressure, contrary to policies A1 (Managing the impact of development) 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