

Application ref: 2019/0969/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 17 April 2019

Development Management
Regeneration and Planning
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Doyle Town Planning & Urban Design
86 to 90 Paul Street
London
EC2A4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat Basement and Ground Floor
1 Lyndhurst Road
London
NW3 5PX

Proposal:

Creation of off-street parking space and crossover with associated alterations to the front boundary wall.

Drawing Nos: 2001(PLA)100-300, 1.1A, 1.2A, 1.3A, 1.4A/2 (rev A), 1.5A, 1.6A, 1.7A, 1.8A, Planning statement dated February 2019, Transport statement dated January 2019, letters ref: 132.1LYN dated 8 March 2019 and 4 April 2019.

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

Reason(s) for Refusal

- 1 The proposal would result in the loss of front garden space and part of the front boundary wall, which contributes to the character and appearance of the conservation area, and as such, would be harmful to the character and appearance of the streetscene and the wider Fitzjohn's Netherhall Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

- 2 The creation of an on-site parking space would promote the use of private motor vehicles, fail to encourage the use of sustainable modes of transport and result in the loss of on-street parking in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development) and A1 (Managing the impact of development) of the London 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer