

Application ref: 2019/3015/P
Contact: Sofie Fieldsend
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Local Planning Services
Middleborough House
16 Middleborough
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

10-11 Wildwood Grove
London
NW3 7HU

Proposal: Installation of hard landscaping of front forecourt (retrospective).

Drawing Nos: 1.1 Rev.A; 1.2 Rev.A; site location plan and block plan.

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

Reason(s) for Refusal

- 1 The proposed hard landscaping of the front forecourt, by reason of its materials and the loss of soft landscaping, would harm the verdant character of the road to the detriment of the character and appearance of the terrace and conservation area. Furthermore, the lack of any permeable surface would contribute to surface water runoff, increasing the risk of flooding. The proposal is therefore contrary to policies D1 (Design), D2 (Heritage) and CC3 (Water and flooding) 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.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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 written over a light grey grid background.

Daniel Pope
Chief Planning Officer