

Application ref: 2019/5871/P
Contact: Josh Lawlor
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Date: 6 March 2020

Development Management
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Peter North & Partners
St Mary's Court
The Broadway
Amersham
HP7 0UT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:
3 Highfields Grove
London
N6 6HN

Proposal: Excavation of front garden and laying of hardstanding to create 2 - 3 off-street parking spaces (retrospective application).

Drawing Nos: Site Location Plan, C75_18SK12, C75_18SK11, Front Drive Graphic 1, Front Drive Graphic 2, Front Drive Graphic 3, Design and Access Statement - 3 Highfields Grove Driveway.

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 loss of soft landscaping and spatial definition between the forecourt and street, would harm the character and appearance of the host property and the wider Highgate Village Conservation Area, contrary to policies A2 (open space), D1 (Design), D2 (Heritage) of Camden Local Plan 2017 and policies DH4 (Development Proposals in Highgate's Conservation Areas) and TR4 (Reducing the Negative Impact of Parking in Highgate) of the Highgate Neighbourhood Development Plan (2017).
- 2 The proposed development, by reason of promoting private car use, would likely contribute to increased air pollution 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.

- 3 In the absence of detailed measures to mitigate the loss of permeable green space, the development fails to demonstrate resilience to climate change and would likely contribute to the risk of surface water 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 TR4 (Reducing the Negative Impact of Parking in Highgate) of the Highgate Neighbourhood Development 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.

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 rectangular background.

Daniel Pope
Chief Planning Officer