

Application ref: 2019/4214/P
Contact: Kate Henry
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Date: 6 March 2020

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
28 Harley Road
London
NW3 3BN

Proposal:

Formation of a new driveway access including a new vehicle crossover; associated boundary treatment alterations; resurfacing of the existing driveway

Drawing Nos: 1163-200; 1163-201; 1163-211; 1163-220; Design & Access Statement - Updated version (dated November 2019); Arboricultural Report (dated November 2019); Parking Survey and Statement (dated 25 July 2019); Response to Transport comments (letter dated 04/02/2020)

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

Reason(s) for Refusal

- 1 The proposed vehicular entrance and crossover, alterations to the front boundary treatment and additional hardstanding and associated loss of planting, by virtue of their design, appearance and the alteration of an historic boundary treatment, would cause harm to the character and appearance of the application site, the street scene along Harley Road and would fail to preserve and enhance, but instead would detract from the character and appearance of the Elsworthy Conservation Area, contrary to the aims of Policies D1(Design) and D2(Heritage) of the Camden Local

Plan 2017.

- 2 The proposals, by virtue of the loss of garden space including mature trees, would fail to protect features of nature conservation value and would lead to increased pressure on the drainage system and increase the risk of flooding, contrary to the aims of Policies A3 (Biodiversity), CC3 (Water and Flooding) and D1 (Design) of the Camden Local Plan 2017.
- 3 In the absence of an adequate Arboricultural assessment, the applicant has failed to demonstrate that the proposed development would not cause unacceptable harm to the retained Horse Chestnut tree (Tree T1), contrary to Policy A3 (Biodiversity) of the Camden Local Plan 2017.
- 4 The proposed enlarged hardstanding and additional crossover, by virtue of the increase capacity for on-site car parking would promote use of unsustainable modes of transport, contrary to the aims of Policies T2(Parking and car-free development), CC4(Air quality) and A1(Managing the impact of development) of the Camden Local Plan.

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



Daniel Pope
Chief Planning Officer