

Application ref: 2019/5804/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 24 March 2020

Development Management
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Colin Robinson
Flat B
64 Menelik Road
London
NW2 3RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Menelik Road
London
NW2 3RH

Proposal:
Replacement of hardstanding in the front garden with new pavior materials
(Retrospective).
Drawing Nos: Existing and Proposed driveway section; Existing and proposed floor
plan; site location map.

The Council has considered your application and decided to grant permission subject to
the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be retained in accordance with the
following approved plans: Existing and Proposed driveway section; Existing
and proposed floor plan; site location map.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The reconfiguration of the existing hardstanding in the front garden is to allow for improved and safe vehicular access from the main entrance of the host building which was in disrepair.

The proposal involved removing the existing crazy paving and replacing this with block paving. The development did not alter the boundaries, size or location of the hardstanding and the configuration of the driveway did not result in an increase in additional parking area. Moreover, the new paving is permeable, which minimises run off and ensures that an acceptable level of rainwater attenuation and drainage management is maintained.

The design, materials and colour ensures that new hardstanding treatment enhances the host property. There is no loss of garden space, soft landscaping or impact on any trees. Overall, the proposal is considered to be a modest and appropriate alteration in keeping with the character and appearance of the host property and wider area and considered acceptable in design and appearance.

There are no amenity impacts on existing residents, given that the nature of the use would remain the same.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, T2 and D1 of the Camden Local Plan 2017 and policy 2 of The Fortune Green and West Hampstead Neighbourhood Plan 2015; the proposal would accord with the London Plan 2016 and National Planning Policy Framework 2019.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer