

Application ref: 2019/6383/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 16 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

MZA Planning  
14 Devonshire Mews  
Chiswick  
London  
W4 2HA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused and Warning of Enforcement Action to be Taken**

Address:

**6 Rosecroft Avenue  
London  
NW3 7QB**

Proposal: Alteration to the boundary treatment including new hard standing area for additional car parking space and bin store to the front elevation.

Drawing Nos: 10 REVE; 11 REVA; 12 REVA; 2184714; 06.961.17; 06.961.100; 06.961.101 and Design and Access Statement commission by MZA Planning no date.

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

#### Reason(s) for Refusal

- 1 The proposed development, by virtue of the design of the boundary treatment and the replacement of soft landscaping with a parking area, would result in the loss of green space and cause harm to the character and appearance of the host property, contrary to policies BD4 (Design code); BGI 2 (Front boundary treatments) and SD3 (Car free development) of the Redington and Frognaal Draft Neighbourhood Plan 2019. The proposal would also be contrary to policies A2 (open space), D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.
- 2 In the absence of detailed measures to mitigate the loss of permeable green space,

the development fails to demonstrate that it would be resilient to climate change and reduces or does not contribute to the risk of flooding, contrary to policies CC2 (Adapting to climate change) and CC3 (Water and flooding) of the Local Borough of Camden Local Plan 2017.

- 3 The proposed development, by virtue of the increased on-site parking provision, would fail to promote or prioritise sustainable transport or reduce car use, 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.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The works are part retrospective and have commenced in part, so the matter has been referred to the Planning Enforcement Team for appropriate action. You should cease any further works immediately, and contact the Enforcement Team to discuss: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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



Daniel Pope  
Chief Planning Officer