

Application ref: 2020/4265/P
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Date: 11 November 2020

Development Management
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Tecon Ltd
116a High Street
Edgware
HA8 7EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
25 Grafton Road
London
NW5 3DX

Proposal:

Demolition of existing boundary wall, installation of block paviors in front garden and creation of new vehicular access to allow use of the front garden for an offstreet parking space.

Drawing Nos: site location plan, 10049/P/102, 103

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

Reason(s) for Refusal

- 1 The proposal would result in the loss of a front garden landscaped space and a front boundary wall, which contribute to the character and appearance of the area, and as such would be harmful to the character and appearance of the streetscene and Inkerman Conservation Area. This is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies D3 (Design Principles) and GO3 (Biodiverse Habitats) of the Kentish Town Neighbourhood Plan 2016.
- 2 The creation of an on-site parking space would promote the use of private motor vehicles and fail to encourage the use of sustainable modes of transport. This is contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking

and car free development) and A1 (Managing the impact of development) of the London 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 that it would be resilient to climate change and would not contribute to the risk of flooding. This is contrary to policies CC2 (Adapting to climate change) and CC3 (Water and flooding) of the Local Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on 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.

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 blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment