

Application ref: 2020/1551/P  
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Date: 12 November 2020

**Development Management**  
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IMAGE Architecture Ltd  
86 North End Road  
London  
NW11 7SY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:

**16 South Hill Park Gardens  
London  
NW3 2TG**

Proposal: Creation of driveway, brick piers and dropped kerb

Drawing Nos: Site location plan; 101 Rev 02.

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

#### Reason(s) for Refusal

- 1 The proposed creation of a off-street parking space and associated vehicular entrance, by reason of the introduction of an enlarged opening in the front boundary wall and the partial loss of landscaped garden space would erode the character of the streetscape and harm the character and appearance of the streetscene and wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan. and Policy DH1 (Design) of the Hampstead Neighbourhood Plan.
- 2 The proposed development, by reason of the creation of an off-street private parking space and vehicular crossover would encourage the use of unsustainable forms of transportation and would result in an unacceptable loss of an on street parking spaces in a Controlled Parking Zone (CA-H) that is identified as being under

pressure, therefore resulting in further parking stress in the area. The proposal is therefore contrary to Policy T2 (Parking and car-free development) of the adopted Local Plan which seeks to promote car-free development.

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 positioned above the typed name.

Daniel Pope  
Director of Economy, Regeneration and Investment