

Application ref: 2020/5347/P
Contact: Sofie Fieldsend
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Date: 11 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Rickett Architects Ltd
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CV32 4AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**1 Oak Hill Park Mews
London
NW3 7LH**

Proposal:

Erection of mansard roof extension and single storey rear ground floor extension; excavation of rear garden and installation of retaining wall; alterations to fenestration and replacement cladding.

Drawing Nos: BA-20-52-102; B0520 - T; dim 2002 S3 001 C; dim 2002 S3 002; dim 2002 S3 001 C.

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, in the absence of a S106 legal agreement securing a Construction Management Plan and its associated implementation support contribution and Construction Impact Bond, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London 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 2021.

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 printed name and title.

Daniel Pope
Chief Planning Officer