

Application ref: 2019/4089/P  
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Date: 19 April 2021

**Development Management**  
Regeneration and Planning  
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Willingale Associates  
56 Clerkenwell Road  
London  
EC1M 5PX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**111 Canfield Gardens**  
**London**  
**NW6 3DY**

Proposal: Excavation of the front garden area for a car lift system and alterations to hard landscape.

Drawing Nos: NW6\_111CG\_EX01, NW6\_111CG\_EX02, NW6\_111CG\_EX03, NW6\_111CG\_PP01, NW6\_111CG\_PP02, NW6\_111CG\_PP03, NW6\_111CG\_LP01, NW6\_111CG\_SP01, Design and Access Statement, BASEMENT IMPACT ASSESSMENT Ref 19/31225-2, REPORT ON A PHASE 1 RISK ASSESSMENT 19/31225 (Received 09/08/2019) Basement Impact Assessment Audit (received 31 July 2021).

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal


- 1 The increase in on-site parking would promote the use of private motor vehicles, fail to encourage the use of sustainable modes of transport and increase the opportunities for potential conflict with pedestrians and cyclists, contrary to policies T2 (Parking and car free development) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 2 The applicant has failed to demonstrate that the proposed excavation and basement level works would not cause harm to the structural, ground, or water conditions of the area, contrary to policy A5 of the London Borough of Camden Local Plan (2017).

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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer