

Application ref: 2021/3191/P
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Date: 9 February 2022

Development Management
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Vorbild Architecture Limited
31C Canteloves Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

31 Crediton Hill
London
NW6 1HS

Proposal:

Enlarged driveway and hardstanding in front garden and associated widened dropped kerb as an amendment to planning permission 2019/0810/P dated 10.5.19 (for Alterations to the front driveway, front steps to property and front garden) (part-retrospective).

Drawing Nos: A-(13)-01

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 loss of the front boundary wall and soft landscaping and its replacement with a large area of incongruous white stone paving, results in the loss of a traditional front garden landscape and boundary treatment thus harming the character and appearance of the host property, streetscene and West End Green Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Local Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016.
- 2 In the absence of detailed measures to mitigate the loss of permeable green space, the development fails to be resilient to climate change and would contribute to the

risk of surface water flooding, 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 2021.

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