

Application ref: 2021/1337/P
Contact: Sofie Fieldsend
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Date: 11 May 2022

Development Management
Regeneration and Planning
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Backroom Studios
9a Burroughs Gardens
London
NW4 4AU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

130 Boundary Road
London
NW8 0RH

Proposal:

Erection of single storey front structure with removable front/side awnings on pavement
Drawing Nos: A1831-P04; A1831-S3-P34 Rev.A; location plan; Design and Access
Statement dated Jan 2021.

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

Reason(s) for Refusal

- 1 The proposed permanent shelter, by virtue of its siting, scale and detailed design, would appear as an incongruous and dominant feature that would detract from the character and appearance of the host property, streetscene and St Johns Wood conservation area, contrary to policies D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the London Borough of Camden Local Plan 2017.
- 2 The proposed permanent shelter, by virtue of its location and size, would reduce the amount of useable and unobstructed public footway, which would cause harm to highway safety, hinder pedestrian movement and have a detrimental impact on the promotion of walking as a sustainable means of transport, contrary to policies A1 (Managing the impact of development), C6 (Access for all) and T1 (Prioritising

walking, cycling and public transport) 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 typed name and title.

Daniel Pope
Chief Planning Officer