

Application ref: 2021/2918/P
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Date: 22 July 2022

Development Management
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4D Planning
86-90 Paul Street
3rd Floor
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**40 Arkwright Road
London
NW3 6BH**

Proposal:

Removal of front planter and hardstanding to create vehicular access and onsite parking with vehicular crossover.

Drawing Nos: 4D-119 E01; 4D-119 E04; 4D-119 E08; 4D-119 E09; 4D-119 P01; 4D-119 P04; 4D-119 P08; 4D-119 P09; 4D-119 P10; Design and Access Statement by 4D Planning dated June 2021; Photos 4D01OS; 4D01OSP1; 4D01OSP2; Highway and Transportation Consultation August 2016.

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

Reason(s) for Refusal

- 1 The proposal would result in the loss of front garden space and part of the front boundary wall, which contributes to the character and appearance of the conservation area, and as such, would be harmful to the character and appearance of the streetscene and the wider Redington Frognal Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies SD1 (Refurbishment of existing building stock), SD2 (Redington Frognal Conservation Area), SD4 (Redington Frognal Character), BG11 (Gardens and Ecology) of Redington Frognal Neighbourhood Plan 2021.

- 2 The creation of an on-site parking space would promote the use of private motor vehicles, fail to encourage the use of sustainable modes of transport and result in the loss of on-street parking in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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