

Application ref: 2022/0303/P
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Date: 1 November 2022

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Mr John Van de North
85 Gloucester Avenue
London
NW1 8LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

**85 Gloucester Avenue
London
NW1 8LB**

Proposal:

Erection of a bin and cycle store in front garden (Retrospective).

Drawing Nos: Site Location Plan, 85 Proposed Section AA, 85 Proposed Front Garden View Towards the Street, 85 Proposed Front Garden Plan, 85 Proposed Front Elevation,

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

Reason(s) for Refusal

- 1 The bin and cycle store, by reason of its height, size and location, is considered to be a dominant and incongruous feature that is harmful to the character and appearance of the host building, streetscene and Primrose Hill Conservation Area, contrary to policies D1 (design) and D2 (heritage) 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.

- 2 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer