

Application ref: 2024/4025/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 12 November 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Manea Kella  
39-41 Lonsdale Road  
London  
NW6 6RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**46 Hollycroft Avenue**  
**London**  
**Camden**  
**NW3 7QN**

#### **Proposal:**

Installation of a ramped access and remodelling of the existing external stair; replacement of the existing front boundary wall and retaining side boundary walls; erection of a new enclosed bin store; remodelling of the existing planting beds.

Drawing Nos: Design and Access Statement; Arboricultural Report, Revision 1; Planting Schedule; 046-MK-E0100; 046-MK-E0122; 046-MK-E0141; 046-MK-E0163; 046-MK-P0122; 046-MK-P0141; 046-MK-P0163.

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

#### **Reason(s) for Refusal**

- 1 The proposed front boundary and regrading works together with the overly dominant bin store and retaining walls, by reason of their extent, design, size and siting would diminish the soft, green nature of the frontage, appear oppressive in views from the street and would disrupt the established pattern of the front gardens within the area. As such, the proposals would have a detrimental impact on the character and appearance of the streetscene and the Redington and Frognal Conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017

and policies SD4 (Redington Frogna! Character), SD5 (Dwellings: Extensions and garden development) and BGI 1 (Gardens and ecology) of the Redington and Frogna! Neighbourhood Plan 2021.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer