

Direct Planning Limited
95-97 High Street
St Mary Cray
Orpington
Kent
BR5 3NH

Application Ref: **2012/5901/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

9 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
53A Hollycroft Avenue
London
NW3 7QJ

Proposal:
The formation of hardstanding to front garden and replacement wall, fence and trellis to boundary fronting Hollycroft Avenue and Ferncroft Avenue to existing flat (Class C3)

Drawing Nos: Site location plan, existing and proposed front boundary elevation plans dated 18/3/2012, proposed plan view dated 25/5/2012, Count on Us Parking Beat Survey dated 18/4/2012, supporting photographs and Design and Access Statement Revised [04.01.2013]

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



Reason(s) for Refusal

- 1 The loss of the front boundary treatment and the provision of a parking area in the front garden would detract from the character of Hollycroft Avenue and is considered to harm the appearance of the host building and the wider streetscape and would fail to preserve and enhance the character and appearance of the Redington / Frognal Conservation Area contrary to Policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP19 (Managing the impact of parking), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) of the Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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