

John Gresty-Poole  
Flat Basement And Ground Floor  
Front  
53 Hollycroft Avenue  
London  
NW3 7QJ

Application Ref: **2012/1362/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

21 May 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:  
**Flat Basement & Ground Floor Front**  
**53 Hollycroft Avenue**  
**London**  
**NW3 7QJ**

Proposal:  
Formation of hardstanding to front garden and replacement wall, fence and trellis to boundary fronting Hollycroft Avenue and Ferncroft Avenue.  
Drawing Nos: Site Location Plan; Hollycroft outside V1; Front wall as proposed V3; Front wall as existing v3

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 harm the appearance of 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 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.

- 2 The proposed front garden parking areas would result in the loss of a parking space in the Controlled Parking Zone and add to an on street parking demand where on street spaces cannot meet existing demand as well as creating an area of parking that has a harmful visual impact contrary to policy CS11 (Promoting sustainable and efficient travel) of the Council's Core Strategy 2010-2025 and DP19 (Parking standards and limiting the availability of car parking) of the Local Development Framework 2010.

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