

Brod Wight Architects  
75 Haverstock Hill  
Belsize Park  
London  
NW3 4SLApplication Ref: **2012/0512/P**  
Please ask for: **John Nicholls**  
Telephone: 020 7974 **2843**

23 March 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:

**18 PRINCE ARTHUR ROAD  
LONDON  
NW3 6AY**

Proposal:

Alterations to front boundary wall in connection with creation of off-street parking/crossover and new landscape in front garden to dwelling (Class C3)

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix 1003-) AP2/02; AP2/01; S2-01;

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 front garden wall and the provision of a parking area in the front garden would detract from the character of Prince Arthur Road and the building itself would fail to preserve and enhance the character and appearance of the Fitzjohns / Netherhall 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 Council's Core Strategy 2010-2025 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 2010.

- 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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