

PKS Architects  
10 Deane House Studios  
Greenwood Place  
London NW5 1LB

Application Ref: **2010/3266/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

25 August 2010

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:  
**1- 4 Telegraph Hill**  
**London NW3 7NU**

Proposal:  
The replacement of existing timber gate with a new sliding gate at the entrance to Telegraph Hill.

Drawing Nos: 718-HW-00; 01; 02; 03.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### **Reasons for Refusal**

- 1 The proposed gates, by reason of their location, size and design would be detrimental to the appearance and setting of the surrounding buildings, the streets and spaces between them and the character and appearance of the Conservation Area. This would be contrary to policies B1 (General Design Principles) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed gates would restrict access to currently accessible public realm and provide an unattractive walking and cycling environment around Telegraph Hill. This would be contrary to policy SD1c (Access for All) and policy T3 (Walking and Cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed gates would separate the residents of the lane from the surrounding community of which it currently forms part, resulting in an inward-looking enclave. As a result the proposal would fail to promote social cohesion and would be contrary to policy SD1a (Quality of Life- Sustainable Communities) of the Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 The applicant is advised that, in the case of a future application which would entail works to the planted bank and potential impact on trees (which is considered to be the case here) the application should be accompanied by an independent Arboricultural Report which would assess the impact of the development on all trees affected by the proposal. This analysis should follow the guidelines set out in the British Standard 3998.

**Disclaimer**

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