

Clifton Nurseries Ltd
5A Clifton Villas
Little Venice
London
W9 2PH

Application Ref: **2009/3884/P**
Please ask for: **Anette de Klerk**
Telephone: 020 7974 **5885**

4 December 2009

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:

39 Holly Croft Avenue
London
NW3 7JQ

Proposal:

Erection of tree house in the rear of garden of residential dwelling (Class C3)

Drawing Nos: Site location plan; Garden layout; 8041/TP; 3-Existing; 3-Proposed; Tree Report.

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

Reason(s) for Refusal

- 1 The proposed tree house, by reason of its bulk, height and location, would be detrimental to the character and appearance of the rear garden and the wider Redington/Frognaal Conservation Area contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed tree house, by reason of its location and height, would result in unreasonable overlooking of the neighbouring property at No. 41 Hollycroft Avenue, to the detriment of the amenities of the occupants in terms of loss of privacy contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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