

W Griffiths & Glass
101 Walter Road
SWANSEA
SA1 5QF

Application Ref: **2008/5088/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

10 March 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:
**78 Fitzjohns Avenue
LONDON
NW3 5LS**

Proposal:

Alterations to the front boundary wall including the installation of a timber vehicular access gate and installation of a vehicular crossover to the single dwellinghouse (Class C3).

Drawing Nos: 1168-008, 1168-009.

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

Reason(s) for Refusal

- 1 The proposed alterations to the boundary wall, by reason of the detailed design, would erode the character of the streetscape and would harm the setting of the building and the character and appearance of the 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 and advice contained in the Camden Planning Guidance 2006 and Fitzjohns/Netherhall Conservation Area Statement.

- 2 The proposed alterations to the boundary wall and associated vehicular crossover, by virtue of their proximity to a Controlled Parking Zone would result in the loss of an existing on-street parking bay. This would result in further parking stress and be contrary to policy T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Section 49 (Vehicle access to site, car parking and servicing) of the associated Camden Planning Guidance 2006.
- 3 TThe proposed alterations to the boundary wall and associated vehicular crossover, by virtue of their position in relation to the public highway would provide vehicles entering/exiting with inadequate visibility causing harm to highway safety contrary to policy T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Section 49 (Vehicle access to site, car parking and servicing) of the associated Camden Planning Guidance 2006.

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