

J H Projects  
The Barn  
Stebbings Farm  
Fishers Green  
Stevenage  
HERTS  
SG1 2JB

Application Ref: **2007/3450/P**

Please ask for: **Carlos Martin**

Telephone: 020 7974 **5809**

11 January 2008

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:

**72 Fitzjohn's Avenue  
London  
NW3 5LS**

Proposal:

Formation of a new means of access to the highway from Fitzjohn's Avenue involving removal of a section of garden wall, replacement front boundary gates, excavations to level the ground and formation a car parking space with surrounding retaining walls for the dwellinghouse.

Drawing Nos: 469/01B; 24A; 25 arboricultural report dated 7.11.07.

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

#### **Reason(s) for Refusal**

- 1 The proposed development would involve the loss of a section of boundary wall, which is considered to be an important feature in the streetscape of the conservation



area and thus would be detrimental to its character and appearance, contrary to policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within the Camden Planning Guidance 2006 and Fitzjohns and Netherhall Conservation Area Statement.

- 2 The proposed development would involve the loss of existing trees with a reduction in appropriate tree replacement positions, to the detriment of the local tree cover and character and appearance of the conservation area contrary to policies B3, B7 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within the Camden Planning Guidance 2006 and the Fitzjohns and Netherhall Conservation Area Statement.
- 3 The proposed front boundary gates by reason of their excessive height, would fail to relate to the existing front boundary treatment and thus would be detrimental to character and appearance of the conservation area contrary to policies B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within the Camden Planning Guidance 2006 and the Fitzjohns and Netherhall Conservation Area Statement.
- 4 Insufficient information has been submitted to demonstrate the acceptability in terms of appearance of the proposed retaining walls to the car parking space. In the absence of this, the proposal would be likely to harm the character and appearance of the conservation area contrary to policies B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within the Camden Planning Guidance 2006 and the Fitzjohns and Netherhall Conservation Area Statement.

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