

C. R. Broom  
Thwaite Hall  
Thwaite Common  
Erpingham  
NORWICH  
NR11 7QQ

Application Ref: **2006/4394/P**  
Please ask for: **Mary Samuel**  
Telephone: 020 7974 **2516**

22 May 2007

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:  
**23 Hollycroft Avenue**  
**London**  
**NW3 7QH**

Proposal:

Creation of new vehicular entrance and erection of metal gates in front wall to provide a forecourt hardstanding for two off-street car parking spaces for flat 1.

Drawing Nos:

Site Location Plan; 2 unnumbered drawings showing existing and proposed layout.

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

#### Reason(s) for Refusal

- 1 The proposed forecourt parking, by reason of its provision of 2 carspaces for Flat 1, would exceed the Council's maximum parking standards for dwellings and would encourage traffic generation and congestion in the Borough, contrary to policy T7 (Off-street parking) and Appendix 6 on Parking standards of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed forecourt hardstanding and vehicular entrance, by reason of its substantial loss of soft landscape and garden wall characteristic of the streetscene, would harm the appearance of the site and the character and appearance of the conservation area, contrary to policies S1/S2 (Strategic policies), B1 (Design), B3 (Alterations), B7 (Conservation areas) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained in the Camden Planning Guidance 2006.

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