

Clearly Architects
Brampton House
Scabharbour Road
Hildenborough
Kent
TN11 8PJ

Application Ref: **2017/6229/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

4 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**5 St John's Wood Park
London
NW8 6QS**

Proposal:

Erection of front boundary wall and railings with two sliding vehicle gates with additional hardstanding to front garden and installation of new balustrade at first floor level above garage.

Drawing Nos: (4929/F)/002 Rev Z, 003 Rev Z, 004 Rev Z, 005 Rev Z, 006 Rev Z, 007 Rev Z, 008 Rev Y, 009 Rev Z, 010 Rev Z

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

Reason(s) for Refusal

- 1 The proposed boundary wall, railings and gates, by reason of their inappropriate detailed design and materials, would create a discordant feature which would be detrimental to the character and appearance of the host building and wider area, contrary to policy D1 (Design) of the Camden Local Plan 2017.



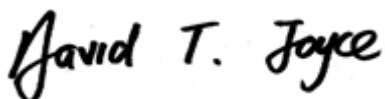
- 2 The proposed boundary wall, railings and gates would result in the loss of an on-street parking space in a Controlled Parking Zone which would contribute unacceptably to parking stress in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development) and A1 (Managing the impact of development) of Camden Local Plan 2017.
- 3 The proposed hardstanding, by reason of its size and coverage, would be of insufficient visual amenity and provision to facilitate future growth within the front garden and would therefore be detrimental to the amenity and biodiversity of the site and the wider area, contrary to policies A1 (Managing the impact of development), A2 (Open Space), A3 (Biodiversity), D1 (Design) and T2 (Parking and car free development) of Camden Local Plan 2017.
- 4 The erection of railings at first floor level facilitating the roof as an amenity space, by reason of its siting and proximity to the neighbouring window, would result in a loss of privacy that would be detrimental to the amenity of the adjoining building of No.6 St John's Wood Park, contrary to policy A1 (Managing the impact of development) of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning