

Application ref: 2020/0924/P
Contact: Jonathan McClue
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Date: 10 August 2020

Development Management
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London Borough of Camden
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TAG Architects
14 Belsize Crescent
London
NW3 5QU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
12 Oakhill Avenue
London
NW3 7RE

Proposal: New metal gates and fencing to the existing front boundary low wall.

Drawing Nos: Site Location Plan 1:1250; DESIGN & ACCESS STATEMENT FOR PLANNING APPLICATION dated 19 February 2020; P1B; P3; P4; P5; S1A; S2; S3; S4; S6.

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

Reason(s) for Refusal

- 1 The proposed demolition of the existing boundary treatment and proposed replacement boundary treatment would cause unacceptable harm to the character and appearance of the host property, streetscene and this part of the Redington and Frognal conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure a contribution towards public highway works and public realm would be likely to harm the borough's transport and public realm infrastructure, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free

development) of the Camden Local Plan 2017.

Informative(s):

- 1 It is noted that reason for refusal 2 could be overcome by entering into a section 106 legal agreement.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment