

Application ref: 2021/0188/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 23 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
10 Ferncroft Avenue
London
NW3 7PH

Proposal: Installation of sliding metal gates, railings, brick piers and replacement brick wall to front boundary; replacement of front entrance door and steps and side gate; erection of pergola to rear garden and various hard and soft landscaping works to front and rear gardens.

Drawing Nos: 18107- LP-00 Location and Site Plan.

Proposed Drawings:

Prefix 126FA-: 00a Survey Plan Rear and Front Gardens, 003 rev 2 Layout Plan - front garden, 005 rev 2 (Front garden elevation - driveway gate), 007 Rear garden Section elevation AA (part 2) & BB, 008 Rear garden Section detail A1 - corten panels, 010 Rear garden Section detail A3, 011 Rear garden Section detail B12 & B2 - corten planter wall, 012 Rear garden Detail C - pergola, 013 Lighting plan front garden.

Prefix 18107-FB-: AD-01 Existing & Proposed front door detail, PA-02 Rear Garden Design, SP-00 Existing and proposed site plan. Rev P01, PA-04 Proposed Front and Rear Elevation Rev P01.

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

Reason for Refusal

- 1 The proposed front boundary treatment, by reason of its size, design and materials, would be a discordant and hostile addition to the street scene, causing harm to the character and appearance of the host property and the Redington Frogna Conservation Area, and to the sense of safety in the public realm, contrary to policies D1 (Design), D2 (Heritage) and C5 (Safety and Security) of the London Borough of Camden Local Plan and policies SD1 (Refurbishment of existing building

stock), SD 5 (Dwellings: extensions and garden development) and SD6 (Retention of architectural details in existing buildings) of the Redington Frognal Neighbourhood Plan.

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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer