

Boyer Planning
83 Blackfriars Road
London
SE1 8HAApplication Ref: **2013/2648/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

9 July 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**Address:
83-93 Fellows Road
London
NW3 3JTProposal:
Erection of a roof extension across the entire terrace of houses from 83-93 Fellows Road
(odd nos. incl.)Drawing Nos: Design and Access Statement; Statement of Community Involvement;
2202_PL_001; 2202_PL_002; 2202_PL_003; 2202_PL_004; 2202_PL_010;
2202_PL_101; 2202_PL_200; 2202_PL_602; 2202_PL_900;The Council has considered your application and decided to **refuse** planning permission for
the following reason(s):

Reason(s) for Refusal



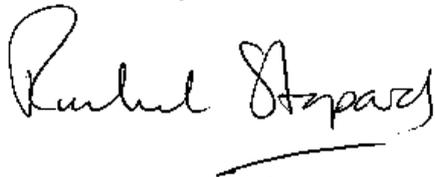
- 1 The proposed roof extension would, by reason of its height, bulk, mass and design, appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the host building, street scene, Chalcot Estate, and the adjacent Belsize Park Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 2 In the absence of a Daylight/Sunlight study which demonstrates that the windows on the rear elevation of Huson Close would continue to receive adequate daylight levels, insufficient information has been provided to demonstrate that the development would not have an adverse impact upon the residential amenity of neighbours in terms of daylight/sunlight contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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