

Homes Design Ltd
62 Bellamy Drive
Stanmore
HA7 2DA

Application Ref: **2011/4382/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

1 November 2011

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 and Warning of Enforcement Action to be Taken

Address:
64 Fellows Road
London
NW3 3LJ

Proposal:
Retention of existing timber framed windows within the central bay at upper ground, first and second floor level associated with HMO use (Class C4).

Drawing Nos: Site Location Plan; Drawing Nos; HD-493/1000; HD-493/1001; HD-493/1002; HD-493/1003; HD-493/3000; HD-493/2003; hd493/2002; hd-493/2001; hd-493/2000

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

Reason(s) for Refusal

- 1 The design of the front bay windows represent an incongruous feature to the host building, which harm its heritage value as a positive contributor, and would fail to preserve or enhance the character and appearance of the wider Belsize Conservation Area, contrary to policies CS5 (Managing the impact of growth and



development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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