



A.Holt (RIBA).
Goldsworth House,
St.John's Road,
Woking,
Surrey. GU21 1QX.

Our Reference: PL/8501672/
Case File No: H8/11X/A
Tel.Inqu: Jane Hamilton ext. 2839
Date:

30 JAN 1986

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby refuses to permit the development referred to in the undermentioned schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicants Rights set out in Appendix B.

SCHEDULE

Date of Original Application : 26th September 1985

Address : Land adjacent to 139 Fellow's Road, NW3. (Quadrangles Phase C.)

Proposal : Redevelopment of the site by the erection of 26 flats with associated car parking as shown on drawing nos. 1186/1, E1/E2/R RevA, and V230-FRQ.01.

Reason(s) for Refusal:

- 01 The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and the District Plan and in the proposed alterations to both plans.
- 02 The proposed development does not include accommodation suitable for family occupation, contrary to the Council's policies as set out in the District Plan Written Statement and the Proposed Alterations to the Plan to encourage the inclusion of such accommodation within schemes for new development or conversion.
- 03 It is considered that the general design and orientation of the proposed development would not provide a satisfactory residential environment.
- 04 The proportion of the site given over to car parking is considered unacceptable, and, in addition, its location at the rear of the development is likely to cause noise and disturbance to residents.

Yours faithfully

Director of Planning and Communications (Duly authorised by the Council to sign this document)