

Ko & Partners  
Savant House  
63-65 Camden High Street  
LONDON  
NW1 7JL

Application Ref: **2007/1958/P**  
Please ask for: **Paul Wood**  
Telephone: 020 7974 **5649**

12 June 2007

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**

Address:  
**86 & 88 Fellows Road**  
**London**  
**NW3 3JG**

Proposal:

The erection of a part single-storey, part two-storey rear extension at lower and upper ground floor levels, to extend the existing residential units to provide two 3-bedroom flats, one 2-bed flat and one 1-bedroom flat, plus creation of 2 roof terraces and a green roof.

Drawing Nos: 278-A-001 D; 002 A; 003 A; 004 A; 005 A; 006 A; 007; 008 A; 009 A; 010 A; 011 A.

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

#### Reason(s) for Refusal

- 1 The proposed rear extension at lower and upper ground floor levels, by virtue of its inappropriate design and materials and its excessive bulk, width and depth, would detract from the architectural integrity of the building and the character of the rear garden landscape and would harm the character and appearance of the Conservation Area, contrary to Policies B3 (Alterations and extensions) and B7



(Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and design guidance contained within the Camden Planning Guidance 2006 and the Belsize Conservation Area Statement.

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