

ELA Design
10 Church Lane
Wormley
Hertfordshire
EN10 6JT

Application Ref: **2014/2822/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

22 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
60 Fellows Road
London
NW3 3LJ

Proposal:
Extension at second floor level and roof terrace area above with a new balcony above the existing front porch and associated railings.

Drawing Nos: ELA/1 Rev A - Existing layout, ELA/2 Rev A - Existing elevations 1, ELA/2 Rev A - Existing elevations 2, ELA/12 Rev A - Block Plan, ELA/3 Rev A - proposed layout, ELA/6 Rev A - proposed first & rear elevation, ELA/6 Rev A - proposed side elevation, ELA/13 Rev A - Roof plan.

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

Reason(s) for Refusal

- 1 The proposed side extension at second floor level by reason of its height, siting, scale and design would be detrimental to the character of the host building and its neighbouring pair, unbalancing the composition of the building and in-filling the gap between No.58 and 60, thereby failing to preserve and enhance the character and appearance of the Belsize Conservation Area, contrary to Policy CS14 (Promoting



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

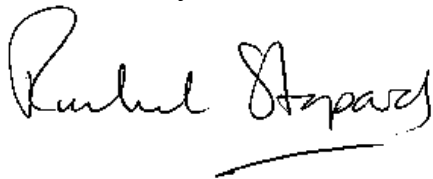
- 2 The proposed roof terrace at third floor level, by reason of its size, position and proximity to neighbouring residential accommodation, would lead to a harmful degree of noise and general disturbance to neighbouring properties. The application is therefore contrary to policy CS5 (Managing the impact of growth and development), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The installation of French doors to the front elevation above the front porch and associated front balustrade by reason of their siting, design and materials would result in an incongruous addition that would be harmful to the integrity of the existing building, unbalancing the neighbouring pair, harming the surrounding streetscene and failing to preserve and enhance the character and appearance of the Belsize Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment