

LAND ADJACENT 148 FELLOWS ROAD
PLANNING STATEMENT

We seek to amend the existing planning application for a rear extension, reference: 2013/8275/P as follows:-

In April 2007, Studio Architecture submitted a design for a largely underground house adjacent to 148 Fellows Road. Consent was granted and work started on site. In 2014 Cook Associates were retained to review the design and the process. We submitted an application for a single storey rear extension to the 2-storey above ground block that immediately adjoins 148 Fellows Road reference: 2013/8275/P. This enabled us to reconfigure the layout to create a living space that was considered more suited to family occupation than was the scheme approved.

The Planning Department of Camden Council indicated that they would approve the proposed subject to variation of the 106 Agreement. However it was found that when purchasing the site from the previous owner, who had gained the planning consent, the area of land purchased excluded a small triangle of land at the front of the site. As that land was included in the original 106 plan, the Council's Legal Department concluded that the 106 could not be varied. Therefore a new site plan and site location plan are required to be submitted and the scheme amended accordingly.

This is purely a technical application as the original scheme was approved and the consent has been implemented, and the extension has been agreed subject to an amended 106 Agreement. We therefore submit herewith the revised plans. The area of land excluded does not impact on and is not impacted by the rear extension. This is therefore a minor amendment.

THE SITE

The site is an area of land between Winchester Street and Fellows Road. The site has formed a strategic gap between Fellows Road and Winchester Street. Fellows Road is lined with trees and has a pleasant leafy feel. Around the junction with Winchester Street and opposite the application site are more recent, taller buildings which are built up to the back edge of pavement – they give a harder, more densely urban feel to the area.

PROPOSED DEVELOPMENT

In 2007 consent was given for a dwelling house. The scheme was largely underground with a 2-storey above ground element, hugging the side of 148. There was also a single storey building at the rear. Then, in 2014 an application was made for a single storey extension to the rear of the 2-storey building. Because this was not extending the building into the gap a decision was made to approve this proposal subject to a Deed of Variation of the 106 agreement. It allowed us to significantly enhance the existing by rearranging the accommodation to ensure that some living rooms have direct access to the gardens and to sunlight. However, because a very small portion of land at the front of the site, measuring 10 m² was not included in the transfer of land when the current owners purchased the site, and because that had been included in the original 106 legal documentation, that documentation could not be changed. Therefore, we submit these drawings to amend the existing 2014 application to show the area of land owned by the Applicants.

AMENITIES

The amenities of neighbours are not affected by this proposal. A line drawn at 25 from the ground floor windows of adjoining properties is not subtended by the proposed buildings. Therefore there is no impact on sunlight or daylight. The physical form is not affected by the deletion of the land.

PARKING

It is the side to the parking area marked out on the earlier application, which is affected. However this area was not in use for parking or planting. It did incorporate part of the sliding gate entrance to the plot but this is now shown repositioned on the drawing.

106 AGREEMENT

A draft variation of the original 106 has been prepared and already agreed subject to the site plan being correct. This application rectifies that situation. There is no other change.

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