



122 Fellows Road, London, NW3 3JH
Garden Pavilion / Home office
Date 29.04.2021

Span Group Ltd, acting as the agent for Newquest Developments 122 Ltd (the applicant/freeholder of 122 Fellows road) submit this application and all associated information for the creation of a garden pavilion / home office annex at the above address.

The proposal seeks planning and conservation area consent for the erection of a well-crafted, purpose-built garden pavilion / home office annex to be located at the rear of the garden for Flat 1 122 Fellows road. The intent is to create a low impact, simple but quality small garden pavilion to create a light, warm home office/amenity space for the property.

The design is for a timber framed, well insulated pavilion, clad externally with sustainably sourced timber cladding, the roof to be a low maintenance sedum green roof, which will collect and store rainwater for watering the garden. There will be three rooflights to enable sky view and allow top light into the space, all other openings will face directly back into the garden (and host property). These openings include a window in front of the desk area and then bi-folding doors which open up onto a small decking/terrace area to tie the Pavilion back in with the existing garden.

The pavilion will be for use of the occupants only, it will create additional amenity space/home office space, to cater for the change in working arrangements caused by the Covid19 pandemic.

The location of the Garden Pavilion, at the back most portion of the garden utilises a somewhat 'dead' space and ensures the least amount of impact on neighbours as well as ensuring no visible sight lines from the street.

Documents and planning Statement prepared by Nicholas Emblem of Span Group Ltd.