

**Date: Tuesday, 19 July 2022**  
**Your Ref:** 2021/2119/P  
**Our Ref:** APP/X5210/W/22/3294112

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Dear Mr. Darren Cryer,

**Town and Country Planning Acts 1990 (as amended)**  
**Appeal by Mr Jason Cooke**  
**Site: Flat 1, 102 Fellows Road, LONDON, NW3 3JH**

I write in connection with the above appeal against the refusal of planning permission (Ref: 2021/2119/P) for the *Erection of single storey front/side extension at lower ground floor*.

The Council's case is set out in detail in the attached Officer's Report and Decision Notice and it will be relied on as the principal Statement of Case. The report details the application site and surroundings, the site history and an assessment of the proposal.

Having regard to the entirety of the Council's submissions, including the content of this letter, the Inspector is respectfully requested to dismiss the appeal.

If the Inspector is minded to allow the appeal, the Council's suggested conditions are below.

If any further clarification of the appeal submissions are required, please do not hesitate to contact me on the above direct dial number or email address.

Yours sincerely,

**Matthew Dempsey**

Planning Officer - Planning Solutions Team  
Supporting Communities Directorate  
London Borough of Camden

## **Appendix 1 – Suggested conditions**

### Planning permission

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 068/LP\_01, 068/S\_01 - 10, 068/AP\_01 - 10 (superseded), 068/AP\_01A - 10A. Planning and Heritage Statement (Michael Burroughs Planning Consultant) April 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 (Design) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.