

Application ref: 2023/0424/P
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Date: 21 March 2023

Development Management
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Elli Farrant Architects Ltd
Unit 5F Canonbury Yard
190 New North Road
London
N17 BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:

32 Hartland Road
London
NW1 8DD

Proposal:

Erection of ground floor extensions at side and rear of house and an outbuilding in rear garden.

Drawing Nos: EFA-039-A-00-001; EFA-039-A-04-101 Rev.1; EFA-039-A-04-104 Rev.1; EFA-039-A-04-202 Rev.1; EFA-039-A-04-300 Rev.1; EFA-039-A-04-302 Rev.2; EFA-039-A-06-100 Rev.1; EFA-039-A-06-103 Rev.1; EFA-039-A-06-202 Rev.1; EFA-039-A-06-300 Rev.2; EFA-039-A-06-302 Rev.2 and Planning statement by Elli Farrant Architects Ltd.

The Council has considered your application and decided to **refuse** a certificate of lawfulness for the following reason:

Reason(s) for Refusal

- 1 The proposed single storey side extension is not permitted under section A.1 (j) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the enlarged part of the dwellinghouse is greater than half the width of the existing dwellinghouse.
- 2 The proposed single storey rear and side extensions are not permitted under section A.3 (a) of Part 1 of the Town and Country Planning (General Permitted

Development) Order 2015 as the materials proposed to be used in the exterior work for the enlarged part of the dwellinghouse will not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer