

Application ref: 2022/5583/P  
Contact: Geri Gohin  
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Date: 12 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

### Certificate of Lawfulness (Proposed) Refused

Address:

**14 Greenaway Gardens  
London  
NW3 7DH**

Proposal:

Five single storey outbuildings in rear garden.

Drawing Nos: (0942)0001\_PL03; (0942)0010\_PL01; (0942)0012\_PL01;  
(0942)0013\_PL01; (0942)0111\_PL01; (0942)0112\_PL01; (0942)0413\_PL01;  
(0942)0414\_PL01; (0942)0414\_PL02; (0942)0415\_PL01; (0942)0416\_PL01;  
(0942)0416\_PL02; (0942)0417\_PL01; (0942)0418\_PL01; (0942)0419\_PL01;  
(0942)2111\_PL01; (0942)2211\_PL01; (0942)3211\_PL01; (0942)3212\_PL01;  
(0942)3213\_PL01; Cover Letter dated 16th December 2022 (x 6 pages); Legal Advice  
Note (x13 pages) dated 5th December 2022; Permitted Development Compliance  
Document (x 15 pages) dated December 2022.

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 outbuildings by reason of their scale, number and intended use, fail to be of a purpose incidental to the enjoyment of the dwellinghouse as such, contrary to Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 printed name and title.

Daniel Pope  
Chief Planning Officer