

Application ref: 2023/3081/P
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Date: 11 October 2023

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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:

Two single storey outbuildings in rear garden (pool filtration and irrigation stores).

Drawing Nos: 0942 0001; (0942)0012_PL01; (0942)0017_PL01; (0942)0114_PL01; (0942)0418_PL01; (0942)0419_PL01; Cover Letter (x86 pages) dated 25th July 2023; Legal Advice (x9 pages) dated 25th July 2023; Permitted Development Compliance Document - Shed Buildings (x12 pages) dated July 2023; Statutory Declaration of Danylo Knysh (x4 pages) dated 24th July 2023.

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 intended use which is in association with the pool hall subject of application reference: 2023/3072/P and their combined scale, 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).

- 2 The proposed development would result in a breach of conditions 3 and 5 of planning permission 2021/0984/P dated 20/08/2011 (detail subsequently approved on 29/03/2022 under planning reference: 2021/5768/P) which has been implemented on site, contrary to Article 3(4) and as such, is not permitted under Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

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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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer