

Application ref: 2024/3713/P
Contact: Adam Greenhalgh
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Date: 3 October 2024

Development Management
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Mr Richard Petti
46 Sarre Road
London
NW2 3SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
46 Sarre Road
London
NW2 3SL

Proposal:
Rear roof extension consisting of outward extension of existing rear former extension and upward extension of roof of two storey rear outrigger. Installation of three rooflights on front roof slope.

Drawing Nos:
Location Plan, 201-R, 202-R, 203-R, 204-SR; Design and Planning Statement (Ardeco Ltd - August 2024)

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

Reason(s) for Refusal

- 1 The development relates to enlargement of a dwellinghouse through alterations to the roof and is therefore assessed against the criteria in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed development does not comply with the conditions and limitations of Class B and is therefore not considered to be permitted development.

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 2023.

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