

Application ref: 2024/3707/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 11 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

EHA
197 Penmere Drive
Newquay
TR7 1RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
23 West Hampstead Mews
London
NW6 3BB

Proposal:

Rear extension with rooflight at ground floor level, changes to windows at first floor level to the rear, roof extension with rooflights and PV panels and demolition of existing chimney.

Drawing Nos:

Location Plan - 02-Sep-2024; A.01 Rev A.7; A.02, Rev A.7.

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

Reason(s) for Refusal

- 1 The works proposed to the front roofslope and the removal of the chimney constitute development. They do not benefit from planning permission, either through a development order (due to the Article 4 Direction) or granted by the local planning authority. As such they would not be lawful and the certificate is refused.

Informative(s):

- 1 The applicant is advised that as the property is subject to Article 4 Directions. Planning permission is required to undertake the proposed works.

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 typed name and title.

Daniel Pope
Chief Planning Officer