

Application ref: 2024/3963/P
Contact: Lauren Ford
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Date: 11 November 2024

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True Associates
32 Chamberlayne road
Kensal Rise
NW103JE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
29 Solent Road
London
Camden
NW6 1TP

Proposal:

Erection of rear roof dormer with rooflight, dormer over outrigger roof with Juliette balcony at second floor level, 3x rooflights on front roof slope and replacement windows to the front and rear elevation.

Drawing Nos: A18370PA/001; A18370PA/002; Location Plan.

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

Reasons for Refusal

- 1 The proposed rear dormer window is are not permitted under Class B.2(a) of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as no details of the fenestration material have been provided to confirm that the materials for the proposed dormers would be of a similar appearance to those used in the construction of the exterior of the dwelling.
- 2 No details have been provided around the materials proposed for the for the

fenestration of the proposed dormer. As such, the proposed dormers are not permitted under Class B.2(a) of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as it has not been demonstrated on the balance of probability that the materials for the proposed dormers would be of a similar appearance to those used in the construction of the exterior of the dwelling.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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