

Application ref: 2024/5630/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 20 February 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Homes Design Ltd  
40  
wise lane  
mill hill  
london  
NW7 2RE

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

### Certificate of Lawfulness (Proposed) Refused

Address:  
**187 Fordwych Road**  
**London**  
**Camden**  
**NW2 3NH**

Proposal:  
Certificate of lawfulness (proposed) for roof extension with rear dormer, raised gable, 3x front roof lights, new window on side elevation and removal of 2x chimneys.

Drawing Nos: ABC449/1000; ABC449/1001; ABC449/2000; ABC449/2001;  
ABC449/2002; OS Map; Block Plan.

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

#### Reason for Refusal

- 1 The proposed rear roof extension with dormer and raised gable is not permitted under Class B.1(e)(ii) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the removal of 2x chimneys is required to facilitate the proposed development.

#### Informative(s):

- 1 The applicant is advised that as the removal of 2x chimneys is required,

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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer