

Prime Building Consultants
1A Prime House
Queen Anne Road
Maidstone, UK
ME14 1HU

Application Ref: **2010/2129/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

1 July 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

Certificate of Lawfulness (Proposed) Refused

Address:
**87 Ravenshaw Street
London
NW6 1NP**

Proposal:
Erection of single storey side/rear extension and rear dormer roof extension to single dwelling house (Class C3).
Drawing Nos: 014-1341.01; 04; 05; and 06.

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

Reason(s) for Refusal

- 1 The eaves height of the proposed single storey side/rear extension would exceed 3m in height within 2 metres of the curtilage of the dwellinghouse. It therefore fails to comply with Class A.1 (g) of the Town and Country Planning (General Permitted Development Order 1995 as amended by)(Amendment)(No.2)(England) Order 2008.



Informative(s):

- 1 The proposed roof extension alone (i.e. without the single storey extension and its parapet wall) would constitute permitted development if the following conditions set out in Class B.2 of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008 are met.
 - The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house.
 - The edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof.
 - Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be - (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
- 2 You are also reminded that the shared boundary wall with the adjoining property no. 89 could only be built up to 2m high (above ground level) as permitted development.

Disclaimer

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