

M. Cumming
62 Mount View Road
LONDON
N4 4JR

Application Ref: **2006/4789/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **5562**

08 May 2007

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:

**16 Ospringe Road
London
NW5 2JE**

Proposal:

Certificate of lawfulness (existing) for the erection of a rear single-storey extension at lower ground floor level and installation of rear dormer (Use Class C3).

Drawing Nos: Site Location Plan; ED/OSP/PD01; 02

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

Reason(s) for Refusal

- 1 The combined volume of the rear extension and dormer exceeds the permitted volume and are therefore not permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.



Informative(s):

- 1 If the applicant still considers that the extensions fall within permitted development then any resubmission should include existing and proposed drawings accurately scaled at 1:50 and also annotated with all dimensions and volume calculations of bays, porches etc, in order for an accurate calculation of the volumes.
- 2 If the applicant fails to prove that the extensions are within permitted development then a full planning application should be submitted for consideration. Please be aware that if planning permission is refused then the Council would take enforcement action as appropriate.

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