

MDA Ltd  
27 Wyatt Road,  
Highbury,  
London  
N5 2JUApplication Ref: **2014/5397/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

6 November 2014

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990, Section 191 and 192

**Certificate of Lawfulness (Proposed) Refused**Address:  
**77 A Fitzjohns Avenue London  
London  
NW3 6NY**

## Proposal:

The erection of enlarged dormer roof extension with terrace to the side elevation and enlarged dormer to the rear elevation.

Drawing Nos: 1001-S100-01, 1001-00-04, 1001-00-22, 1001- 00-23, 1403-00-23, 1403 - 00-22, 1403 -00-21, 1403 - 00 -04, 1001 - S) 0 1-00.

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

## Reason(s) for Refusal

- 1 The enlarged dormer with terrace, by virtue of it being on an article 1 (5) land, the inclusion of a balcony and its size in relation to the eaves is not permitted by clause D (i) and (E) and condition B.2. (b) of Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008.



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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment