

Planning Sense Ltd
61 Cavendish Road
St Albans
Hertfordshire
AL1 5EFApplication Ref: **2014/5922/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

12 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) RefusedAddress:
17 Wadham Gardens
London
NW3 3DN

Proposal: Single storey basement extension under the footprint of the original building to the rear of the original building line.

Drawing Nos: 462-PD.01.04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,19,20,21,22,23

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

Reason for Refusal

1 Reason for Refusal

The proposed basement, by virtue of it being development involving significant excavation and engineering works necessitating the engagement of a specialist engineer, would as a matter of fact and degree, constitute an 'engineering operation' of a scale and complexity requiring a separate grant of planning permission and would exceed the scope of (and hence fall outside) of any permitted development right outlined in the Town and Country Planning (General Permitted



Development) Order 1995 as amended.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment