

Mr. Anand & Amit Daryanani
67 Deaconshill Road
Elstree
Herts
WD6 3HZ

Application Ref: **2015/1042/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

2 April 2015

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition A.4 of Schedule 2 Part 1 Class A of the Town
and Country Planning (General Permitted Development) Order 1995 (as amended
by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**9 Patshull Road
London
NW5 2JX**

Description of the proposed development:

Erection of rear extension (6m deep x 3.5m wide x 2.965m to eaves and 3.115m to highest point of roof)

Information that the developer provided to the local planning authority:



Drawing Nos: Location Plan, P1, S1, P3,

Reason for refusal:

- 1 The Council considers that the impact of the proposed development on the amenity of No. 7 and No. 11 Patshull Road would be unacceptable by reason of its scale and depth creating a harmful sense of enclosure for neighbouring amenity spaces. The proposal therefore fails to comply with Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

- 2 The proposed development given the depth of the proposed extension, the fact that the property is located in a conservation area (Article 1(5) land), and the height of the existing rear extension, would fail to meet conditions A1(e), A1(f), and A1(g) of Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and therefore would not meet the criteria for being permitted development.

Informative(s):

- 1 You are advised that the issues with regards to amenity impact unacceptably on neighbouring properties and should be resolved through amending the proposal in any future application.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Ed Watson
Director of Culture & Environment

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