

Martin Blake Associates Ltd
4 Miles Bath
Somerset
BA1 2QS

Application Ref: **2014/5117/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

10 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
31 Briardale Gardens
London
NW3 7PN

Proposal: Excavation of single storey basement extension

Drawing Nos: 364/S/00, 364-cert-01 Rev B, 364-cert-02 Rev A, 364-cert-03 Rev A, Proposed Basement Structural Design and Drainage Statement Ref 7060, Construction Management Plan Rev A, Revised Design and Access Statement Rev C, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement, Tree Protection Plan, Tree Survey, Basement Impact Assessment Ref 14/22633-2, Phase 1 Preliminary Risk Assessment Ref 14/22633-1, and Ground Investigation Report Ref 14/22633.

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

Reason(s) for Refusal

- 1 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) (England) Order 2015.

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