

Matthew Wood Architects  
83 Weston Street  
London  
SE1 3RS

Application Ref: **2014/4172/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

10 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

### **Certificate of Lawfulness (Proposed) Refused**

Address:  
**20 Mackeson Road**  
**London**  
**NW3 2LT**

Proposal:  
Excavation of basement to provide ancillary room for existing single dwellinghouse (Class C3).  
Drawing Nos: E0.1, E1.0, E2.0, P1.0, P2.0, Section Plan.

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) Order 1995 as amended.



Informative(s):

1

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