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1-5 Offord Street
London
N1 1DHApplication Ref: **2015/2707/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

23 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) RefusedAddress:
41 Alma Street
London
NW5 3DHProposal:
Certificate of Lawful Development (Proposed) for a single storey basement extension under the footprint of the original building.
Drawing Nos: 4025-X.01, 4025-X.03, 4025-P.03The Council has considered your application and decided to **refuse** a certificate of lawfulness for the following reason:

Reason(s) for Refusal

- 1 The proposal is not considered to be permitted development because as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse), contrary to section A.1(b) of the Town and Country Planning (General Permitted Development) Order 2015 and as such a Certificate of Lawfulness cannot be issued.
- 2 The proposal is not considered to be permitted development because the enlarged



part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, contrary to section A.1(f) of the Town and Country Planning (General Permitted Development) Order 2015 and as such a Certificate of Lawfulness cannot be issued.

- 3 The proposal is not considered to be permitted development because the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and the 'enlarged part of the dwellinghouse' would have a width greater than half the width of the original dwellinghouse, contrary to section A.1(j) of the Town and Country Planning (General Permitted Development) Order 2015 and as such a Certificate of Lawfulness cannot be issued.
- 4 The proposal is not considered to be permitted development because the dwellinghouse is in a conservation area and the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, contrary to section A.2(b) of the Town and Country Planning (General Permitted Development) Order 2015 and as such a Certificate of Lawfulness cannot be issued.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment