

Planning And Party Wall Specialists
Ltd
39 Shirley Way
Shirley
Croydon
Surrey
CR0 8PJ

Application Ref: **2016/0201/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

1 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
3 Percy Mews
London
W1T 1EX

Proposal: Internal alterations to create additional living space within the basement area.

Drawing Nos: PM.01.01; PM.01.02.

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

Reason(s) for Refusal

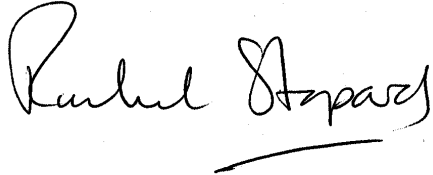
- 1 The proposed alterations at lower ground floor level, by virtue of the building being grade II listed would require a separate Listed Building Consent and would exceed the scope of (and hence fall outside) of any permitted development right outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (SI 2015 No. 596).



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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment