

Mrs Krystin Schwendel Smith
24 Norwich Walk
Edgware
London
HA8 0UA

Application Ref: **2016/1144/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

23 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
50 St Augustine's Road
London
NW1 9RN

Proposal:
Erection of a single storey rear extension.
Drawing Nos: KS SAR 01 099, KS SAR 00 101.

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

Reason for Refusal

1 Reason for refusal:

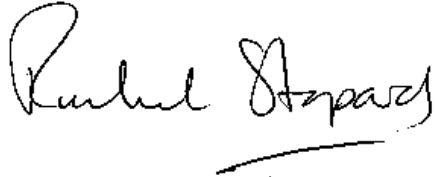
The proposal involves extending beyond a wall forming a side elevation of the original dwelling house in a conservation area and therefore fails to accord with condition A.2 (b) of Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.



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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment