

Paul+O Architects Ltd
Unit 8
73 Maygrove Road
West Hampstead
London
NW6 2EG

Application Ref: **2016/3905/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

19 August 2016

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition A.4 of Schedule 2 Part 1 Class A of the Town
and Country Planning (General Permitted Development) Order 1995 (as amended
by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**25 Holmdale Road
London
NW6 1BJ**

Description of the proposed development:

Single storey rear and rear/side infill extensions to dwelling (Class C3).



Information that the developer provided to the local planning authority:

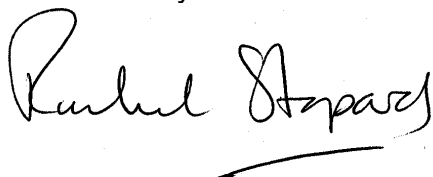
Drawing Nos: Site Location Plan; Block Plan; PL-102; PL-103; PL-112; PL-113; PL-201_202; PL-211_212; PL-301; PL-311; PL-313; PL-500; PL-502.

Reason for refusal:

- 1 The proposed extension, by reason of its depth, height and siting, would result in a dominant addition which would have an unacceptable impact on the amenity of the neighbouring occupiers at No. 27 Holmdale Road. The proposal therefore fails to comply with Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities

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