

Mrs Wendy Galway-Cooper
15 Gayton Crescent
Hampstead
London
NW3 1TT

Application Ref: **2014/1374/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

6 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
15 Gayton Crescent
London
NW3 1TT

Proposal: Single storey rear extension

Drawing Nos: Location & Block Plan; Existing Raised Ground Floor Plan; Existing Lower Ground Floor Plan; Existing Section AA; Existing Rear Elevation; Existing North Elevation; Existing South Elevation; Proposed Raised Ground Floor Plan; Proposed Lower Ground Floor Plan; Proposed Rear Elevation; Proposed North Elevation; Proposed South Elevation; Proposed Section BB.

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

Reason(s) for Refusal

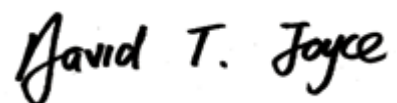
- 1 The single storey rear extension, which forms part of a cumulative enlargement of up to 3 storeys on the rear elevation, is not permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008 and a Certificate of Lawfulness can therefore not be issued.



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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities