

Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Application Ref: **2016/5650/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

21 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
44 Sherlock Road
London
NW3 2HS

Proposal: Extend existing cellar to create additional habitable space within existing footprint at basement level (Class C3).

Drawing Nos: 267_EX000; 267_PA101; 267_PA001; 267_EX101; 267_EX001; 267_EX002.

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

Reason(s) for Refusal

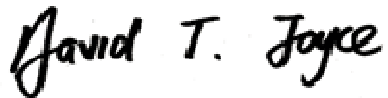
- 1 The proposed basement extension is not considered permitted development as it would necessitate works of excavation, structural support and other such engineering operations, which are considered to be a separate activity of substance therefore falling outside of Class A, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended) and would therefore entail development requiring permission.



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 'D' and 'J'.

David Joyce
Executive Director Supporting Communities