

Natures Balance
Kew Bridge Arches
Arch 7
London
TW9 3AW

Application Ref: **2017/1777/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

24 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
44 Queen's Grove
LONDON
NW8 6HH

Proposal: Erection of a single storey outbuilding to the rear garden.

Drawing Nos: Site location plan, Dwg.No Front elevation 1, Site plan 1, Studio left side elevation 1, Section AA 2, Right side elevation 2, Rear elevation 4, Foundation section 4, Floor 5, Roof 5.

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

Reason for Refusal

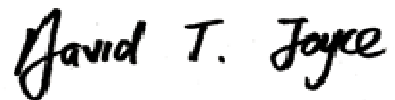
- 1 The proposed outbuilding's eaves would exceed 2.5 metres. The proposal therefore fails to accord with condition E.1(f) of Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1.

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, prominent 'D' and 'J'.

David Joyce
Director of Regeneration and Planning