

Peek Architecture Ltd  
12-13 Poland Street  
Noland House,  
Second Floor  
London  
W1F 8QB

Application Ref: **2017/1708/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

6 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

### **Certificate of Lawfulness (Proposed) Refused**

Address:  
**25 Hillfield Road**

**London**

**NW6 1QD**

Proposal:  
Erection of single storey rear extension.  
Drawing Nos: PL 101; PL 102; PL 103; PL 104; EX 100; EX 101; EX 102; EX 103; EX 104.

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 rear extension is not permitted under Class A.1(f) of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as a result of the enlarged part of the dwellinghouse extending beyond the rear wall of the original dwellinghouse by more than 3 metres.
- 2 The proposed rear extension is not permitted under Class A.1(j) of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as a result of the enlarged part of the dwellinghouse extending beyond a wall

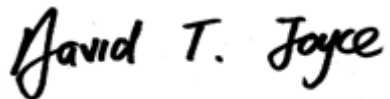


forming a side elevation of the original dwellinghouse, and having a width greater than half the width of the original dwellinghouse.

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  
Director of Regeneration and Planning