

ASB Architects  
215 Somatra House  
West End Lane  
West Hampstead  
London  
NW6 1XJ

Application Ref: **2017/3125/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

1 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

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

Address:  
**30 Westbere Road**  
**London**  
**NW2 3SR**

Proposal:  
Erection of rear and side dormer extension and roof extension with Juliet balcony above existing part two storey rear projection.  
Drawing Nos: 06 Rev. B; 010 Rev. F; 012 Rev. F; 013 Rev. A; 014 Rev. E; 015 Rev. E; Site Location Plan.

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

#### **Reason(s) for Refusal**

##### **1 Reasons for Refusal**

The proposed rear and side dormer and roof extension are not permitted under Class B.1(c) of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the cubic content of the proposed roof extension taken together with the existing roof extensions would exceed the cubic



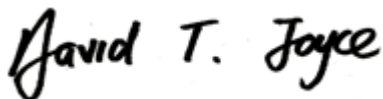
content of the original roof space by more than 50 cubic metres.

- 2 The proposed rear and side dormer and roof extension are not permitted under Class B.2(b)(i) of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the eaves of the original roof would not be maintained or reinstated and the edge of the enlargement closest to the eaves of the original roof would be less than 0.2 metres from the eaves.
- 2 The proposed rear and side dormer and roof extension are not permitted under Class B.2(b)(ii) of Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the roof extension would extend beyond the outside face of a rear external wall 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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning