

HUT Studio  
408 134-146 Curtain Road  
London  
EC2A 3AR

Application Ref: **2017/4186/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

27 September 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

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

Address:  
**40 Hillway**  
**LONDON**  
**N6 6HH**

Proposal:  
Erection of single storey rear extension  
Drawing Nos: Design and access statement, E001, E010, E011, E012, E013, E030, E031, E032, E033, E040, 010, 011, 012, 013, 030, 031, 032, 033, 040.

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 single storey rear extension is not permitted under section A.1(f)(i) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse by more than 4 metres and as such a certificate of lawfulness cannot be issued.
- 2 The proposed single storey rear extension is not permitted under section A.1(i) of Part 1 of the Town and Country Planning (General Permitted Development) Order



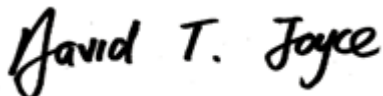
2015 as the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres and as such a Certificate of Lawfulness cannot be issued.

- 3 The proposed single storey rear extension is not permitted under section A.1(j)(iii) of the Town and Country Planning (General Permitted Development) Order 2015 as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse, and as such a Certificate of Lawfulness cannot be issued.
- 4 The proposed single storey rear extension is not permitted under section A.2(a) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the proposed extension would include the cladding of its exterior with render to a dwellinghouse located on article 2(3) land and as such a Certificate of Lawfulness cannot be issued.
- 5 The proposed single storey rear extension is not permitted under section A.2(b) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse located on article 2(3) land, and as such a Certificate of Lawfulness cannot 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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning