

Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/3224/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

4 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
11 Redington Road
London
NW3 7QX

Proposal:

Demolition of front gate, side fences and front hedge. New front boundary gate, vehicular sliding gate and fences. New vehicular access. New hard-standing to front garden. Replacement glazing to first floor leadlight from obscured to clear glazing.

Drawing Nos: P00, P02, P10, P11

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

Reason(s) for Refusal

1 Reason for Refusal

The proposed demolition of the front gate and fence are not permitted under Class C of Part 11 in Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc. building in a



conservation area)(1).

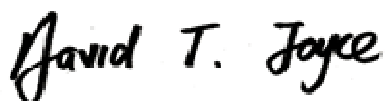
2 Reason for Refusal

The proposed means of access to a highway is not permitted under Class B of Part 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as that access is required in connection with development which is permitted by any Class of Schedule 2 and this is not permitted under Class C of Part 11 in Schedule 2.

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 initial 'D'.

David Joyce
Director of Regeneration and Planning