

Kralform Ltd
38 Albert Street
London
NW1 7NU

Application Ref: **2017/5588/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

23 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Existing) Refused and Warning of Enforcement Action to be Taken

Address:
34 Delancey Street
London
NW1 7NH

Proposal:

Certificate of lawful development (existing) for erection of 2 x single storey rear conservatory extensions at ground floor and lower ground floor level.

Drawing Nos: Unnumbered location plan, 197-11 Rev B, 197-11 Rev B, 197-12 Rev B, 197-12 Rev C.

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

Reason(s) for Refusal

- 1 The development 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 3 metres and as such a certificate of lawfulness cannot be issued.
- 2 The development is not permitted under section A.2(a) of Part 1 of the Town and



Country Planning (General Permitted Development) Order 2015 as the extensions would include the cladding of their exterior with plastic and tiling to a dwellinghouse located on article 2(3) land and as such a Certificate of Lawfulness cannot be issued.

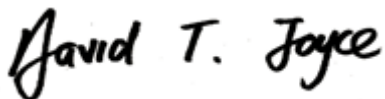
Informative(s):

- 1 The applicant is reminded that the rear extension requires planning permission, you have 28 days to submit a planning application or the case will be passed to the councils planning enforcement department. Receipt of a planning application does not mean planning permission will be granted but the case will be treated on its merits.

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