

Hartleys Projects Ltd  
PO Box 43391  
London  
N5 1SZ

Application Ref: **2018/1779/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974 **1568**

11 June 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

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

Address:  
**6 Belsize Avenue**  
**London**  
**NW3 4AU**

Proposal:  
External alterations to existing dwellinghouse (Class C3) including replacement of first floor windows to front and rear and rendering and painting of front and rear elevations.

Drawing Nos: BA.01.01, BA.01.04 A, BA.01.05, BA.01.06, Design and access statement.

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 rendering of external walls is not permitted under section A.2(a) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal would include the cladding of the exterior of a dwellinghouse located on article 2(3) land with render, and as such a Certificate of Lawfulness cannot be issued.
- 2 The proposed rendering of external walls is not permitted under section A.3(a) of

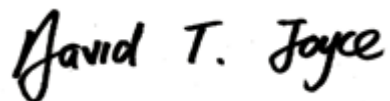


Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the materials used in the exterior work would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, and as such a Certificate of Lawfulness cannot be issued.

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