

Guard Tillman Pollock architects  
161 Whitfield Street  
London  
W1T 5ET

Application Ref: **2018/2335/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974 1568

8 August 2018

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990, Section 191 and 192

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

Address:  
**11 Burghley Road**  
**London**  
**NW5 1UG**

Proposal:  
Erection of a single storey rear extension at lower ground floor level and associated raised platform.

Drawing Nos: LP.01, SP.01, PH.01, 05.01, 05.02, 05.03, 05.04, 06.01, 06.02, 06.03, 06.04.

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(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.

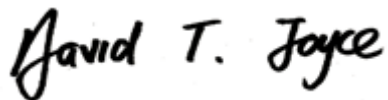


- 2 The proposed single storey rear extension is not permitted under section A. (k) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as it would include the construction of a raised platform on the roof of the proposed extension which would exceed a height of 0.3m, 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