

Application ref: 2020/1226/P
Contact: John Sheehy
Tel: 020 7974 5649
Email: John.Sheehy@camden.gov.uk
Date: 2 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Morehen Architects Ltd
39 St James Road
Tunbridge Wells
TN1 2JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
42 Well Walk
London
NW3 1BX

Proposal:
Erection of a single-storey flat-roofed rear extension.
Drawing Nos: 01106-P-50; P-51; P-52; P-200; P-201; P-225; P-226; P-300; P-350; P-400; P-450.

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 ground floor extension, is within a conservation area, would extend beyond the rear wall by more than 3m, extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half of the original dwellinghouse contrary to Schedule 2, Part 1 Class A.1 (f), A.1 (j) and A.2 (b) and Paragraph A.1(j) of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer