

Application ref: 2021/0906/P  
Contact: Enya Fogarty  
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Date: 8 June 2021

**Development Management**  
Regeneration and Planning  
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Mr Alexander Bradley  
Bedford House  
125-133 Camden High Street  
London  
NW1 7JR

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990, Section 191 and 192

### Certificate of Lawfulness (Proposed) Refused

Address:  
**15 Torriano Avenue**  
**London**  
**NW5 2SN**

Proposal:  
Demolition of existing rear extension and erection of a three-storey rear extension.  
Drawing Nos: Drawing Nos: 15\_010; 15\_100; 15\_099; 15\_102; 15\_101; 15\_103;  
15\_300; 15\_302; and 15\_301

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 rear extension would extend beyond the rear wall by more than 3m of the original dwellinghouse, the proposed materials would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, and the proposed extension would have a flat roof, contrary to Classes A.1 (h)(part i), A.3 (a) and A.3 (c) of Part 1 of the 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer