

Application ref: 2021/5758/P
Contact: Fast Track TC
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Date: 23 June 2022

Development Management
Regeneration and Planning
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De Matos Ryan
99 - 100 TURNMILL ST
LONDON
EC1M 5QP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
6 Hollycroft Avenue
London
NW3 7QL

Proposal:

The proposal is to extend an existing lower ground floor studio into an adjacent lightwell by means of a single storey glazed structure with a retractable glazed roof.

Drawing Nos: 690_A_DRW_00_001-P1; 690_A_DRW_00_002-P3;
690_A_DRW_00_003-P4; 690_A_DRW_00_004-P1; 690_A_DRW_00_005-P1;
690_A_DRW_00_006-P1; 690_A_DRW_01_00-P2; 690_A_DRW_01_002-P3;
690_A_DRW_01_003-P5; 690_A_DRW_01_004-P2; 690_A_DRW_01_005-P1;
690_A_DRW_01_006-P1; Supporting Statement by de matos ryan dated November 2021

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

Reason(s) for Refusal

- 1 The single storey rear extension, by reason of its depth which exceeds 3 metres from the rear wall of the original dwellinghouse, is contrary to A.1 (f). Therefore, the proposed development fails to accord with Schedule 2, Part 1, Class A 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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer