

Application ref: 2022/0567/P
Contact: Fast Track SC
Tel: 020 7974
Email:
Date: 19 July 2022

Development Management
Regeneration and Planning
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Peek Architecture Ltd
12-13 Poland Street
Noland House, Second Floor
London
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undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192

Certificate of Lawfulness (Proposed) Refused

Address:
4 Ellerdale Close
London
Camden
NW3 6BE

Proposal:
Single storey extension to the rear

Drawing Nos: Revised plans - Site Location Plan; Design Statement; P1011-PL901B; P1011- PL902A; P1011- PL902B; P1011- PL908B; P1011- PL901A; P1011- PL901B; P1011- PL906B; P1011- PL906C; P1011- PL908A; P1011- EX108; P1011- EX106; P1011- EX101; P1011- EX102; P1011- EX00

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 development, by reason of its extension beyond a side elevation of the original dwellinghouse and its width which is greater than half the width of the original dwellinghouse would be contrary to Condition A.1(j). Furthermore, by reason of its location on article 2(3) land and its extension beyond a side elevation of the original dwellinghouse it would be contrary to Condition A.2(b). Therefore the development is not permitted under 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer