

Application ref: 2023/3033/P
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Mr Catalin Dragomir
3 Draycott Close
London
NW2 1UN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Erection of a single storey ground floor rear extension, installation of additional roof light to the front roof slope and outbuilding to rear garden.

Drawing Nos: (DHS-AGM-) 0001 Rev A; 0002 Rev A; 0003 Rev A; 0004 Rev A; 0005 Rev A; 0006 Rev A; 0007 Rev A; 0008 Rev A; 0009 Rev A; 0010 Rev A; 0011 Rev A; 0013 Rev A; 0014 Rev A; 0015 Rev A; 0016 Rev A; 0017 Rev A; 0018 Rev A; 0019 Rev A; 0020 Rev A; 0021 Rev A; 0022 Rev A; 0023 Rev A

Second Schedule:

21 Agamemnon Road
London
NW6 1EJ

Reason for the Decision:

- 1 The single storey rear extension is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The rooflight in the front roof slope are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order

2015.

- 3 The garden building is permitted under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The development subject to the grant of this certificate, does not allow the building to be used as a self-contained dwelling and must remain as an ancillary structure to the original dwelling unless otherwise authorised by the Local Planning Authority.
- 2 The development would only constitute permitted development if the materials used in any exterior work to the single storey rear extension subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3 of the Town & Country Planning (General Permitted Development) Order 2015.
- 3 The development subject to the grant of this certificate would only constitute permitted development where the roof lights would project no more than 150mm beyond the plane of the roof slope, in accordance with Condition C.1(b) of the Town & Country Planning (General Permitted Development) Order 2015.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



Daniel Pope
Chief Planning Officer

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.