

Application ref: 2023/4929/P
Contact: Fast Track Team
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Date: 19 February 2024

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Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

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:

Proposed hip to gable loft conversion with rear main dormer, addition of 2 x rooflights to front roof slope, installation of photovoltaic panels to dormer and associated works.

Drawing Nos: Site location plan; B173842-3000-A; B173842-1100-A; B173842-3100-A;
Site photographs by Resi; Flood Risk Assessment by Resi dated November 2023.

Second Schedule:

4 Collard Place
London
Camden
NW1 8DU

Reason for the Decision:

- 1 The hip to gable roof extension and rear dormer are permitted under Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The rooflights in the front roofslope are permitted under Class C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 3 The photovoltaic panels on the roof of the dormer are permitted under Class A, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work of the roof 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 B.2 of the Town & Country Planning (General Permitted Development) Order 2015.
- 2 The development subject to the grant of this certificate would only constitute permitted development if the window on the side elevation of the roof extension of the dwelling house is obscure-glazed and non-opening, unless the openable parts of the window are more than 1.7m above the floor of the room in which the window is installed, in accordance with Condition B.2 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, other than in the case of a hip-to-gable enlargement, where the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof, in accordance with Condition B.2 of the Town & Country Planning (General Permitted Development) Order 2015
- 4 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.
- 5 The development subject to the grant of this certificate would only constitute permitted development where the photovoltaic panels would project no more than 0.2 metres beyond the plane of the roof dormer, in accordance with Condition A.1(a), Part 14, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015.

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.