

Application ref: 2024/1852/P  
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Date: 12 June 2024

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**WEBB ARCHITECTS LIMITED**  
Studio B  
7 Wellington Road  
London  
NW10 5LJ  
United Kingdom

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 rear extension

Drawing Nos: Drawing Nos: 1297.01.01, 1297.01.02, 1297.01.03, 1297.01.04, 1297.01.05, 1297.01.06, 1297.02.01, 1297.03.01, 1297.03.02, 1297.11.11, 1297.11.13, 1297.11.16, 1297.21.11(A), 1297.31.12(A), 1297.31.13(A), 1297.31.14(A), Planning Statement titled "Design and Access Statement rev01 for PLANNING 02 Certificate of Lawful Development for Permitted Development for works at 18A Frognal Gardens NW3".

Second Schedule:

**18A Frognal Gardens**  
**London**  
**Camden**  
**NW3 6XA**

Reason for the Decision:

- 1 The rear extension is permitted under Class A of Part 1 of Schedule 2 to 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 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.

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 2023.

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.