

Application ref: 2024/2027/P  
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Date: 4 July 2024

**Development Management**  
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6 Monega Road  
Forest Gate  
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E7 8EW

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 hip to gable roof extension with full width rear dormer and insertion of 3 x front roof lights to the front roof slope

Drawing Nos: LP01-A; 101-A; 102-A; 103-A; 104-A; 105-A; 106-A; 107-A; 201-A; 202-A; 203-A; 204-A; 205-A; 206-A; 207-A

Second Schedule:

**14 Richborough Road**  
**London**  
**NW2 3LU**

Reason for the Decision:

- 1 The erection of hip to gable roof extension with full width rear dormer is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The rooflights 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.

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to 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 upper floor windows on the side of the roof extension are 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 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 It is noted that the proposed drawings show the replacement of a window on the side elevation at ground floor level. Whilst this does not form part of the application it is likely to be permitted development under Class A 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. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.