

Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XRApplication Ref: **2013/7329/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **2555**

5 December 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990, Section 191 and 192
Town and Country Planning (Development Management Procedure) Order 2010**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:

Installation of hinged garage door to front and installation of sliding folding door to rear of house (Class C3).

Drawing Nos: Front Elevation Existing and Proposed, A-(11)-011

Rear Elevation Existing and Proposed, A-(11)-010

Second Schedule:

15 St. Pauls Mews**London****NW1 9TZ**

Reason for the Decision:

- 1 The installation of hinged garage door to front elevation and installation of sliding door to rear of house is permitted under Class A of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008.

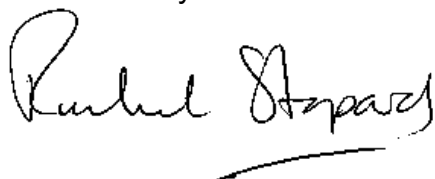


Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to the garage door in the front elevation and the door to the rear of the house, 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/B.2 of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

Notes

1. This certificate is issued solely for the purpose of Section 191 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.

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