

Stelios Constantinou  
4 Narcissus Road  
LONDON  
NW6 1TH

Application Ref: **2012/6467/P**  
Please ask for: **Miheer Mehta**  
Telephone: 020 7974 **2188**

6 February 2013

Dear Sir/Madam

## **DECISION**

Town 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:**

Erection of 2 x single storey rear ground floor level extensions in connection with existing dwellinghouse (Class C3).

Drawing Nos: Site Plan, 1218/01, 1218/03 & 1218/04.

**Second Schedule:**

**98 Maygrove Road  
London  
NW6 2ED**

**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) Order 1995, as amended by (No. 2) (England) Order 2008

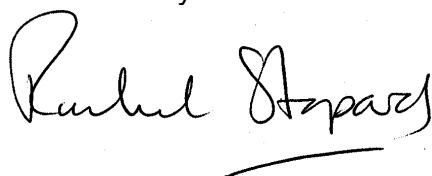


Informative(s):

- 1 You are advised that for the proposed rooflights within the roof of the proposed extension of the property are only considered permitted development if they do not protrude more than 150mm beyond their plane of the roof.

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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