

Thomas Croft Architects
Unit 9,
Ivebury Court
325 Latimer Road
London
W10 6RA

Application Ref: **2012/0695/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

3 April 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

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 incorporating roof terrace plus balustrade at lower ground floor and installation of conservation rooflights to front and side roof slopes of single- dwellinghouse (Class C3)

Drawing Nos: Location Plan 233/010 Rev A; 001; 006; 020; 021; 022; 040; 101; 106; 120; 121; 122 140.

Second Schedule:

**10 THURLOW ROAD
LONDON
NW3 5PL**

Reason for the Decision:

- 1 The single storey rear extension incorporating roof terrace 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



- 2 The rooflights in the front and side roof slopes are permitted under Class C 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, in order for the scheme to be considered permitted development, the following must be complied with:

a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

b) The rooflight on the western roofslope shall be obscure glazed and fixed shut to a height of 1.70m and permanently retained and maintained in this condition.

This is so that the development complies with conditions set out in sections A.3(a), A.2(a) and C.2(a) and (b) of Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

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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