

Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2011/4654/P**
Please ask for: **Connie Petrou**
Telephone: 020 7974 **5117**

9 November 2011

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 single storey full width rear extension at lower ground level with rooflight, including alterations to form new rear patio area to dwelling house (Class C3).

Drawing Nos: Site Location Plan; (Prefix 1112-L -) 021; 022; 023; 024; 026; 027; 028; 029; 030; 041; 042; 043; 044; 046; 047; 048; 049; 050.

(Prefix 1112-L -) 011; 017; 020; 031; 032; 037; 038; 039; 040; 048 rev. C.

Second Schedule:

**45 PLATTS LANE
LONDON
NW3 7NL**

Reason for the Decision:

- 1 The single storey extension is permitted under Class A of Part 1 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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