

Mr Adam Howard  
Evonort Ltd  
2A Trafalgar Mews  
London  
E9 5JA

Application Ref: **2010/0965/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

15 April 2010

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Certificate of Lawfulness (Proposed) Part Granted/Refused**

Address:  
**4 Lakis Close**  
**London**  
**NW3 1JX**

Proposal:

Erection of 1st floor glazed extension to enclose part of the existing front balcony, replacement of door on side elevation with glazed sliding doors at first floor level, installation of three rooflights and replacement of uPVC windows with timber framed windows on front elevation of existing residential dwelling (Class C3).

The Council has considered your application and decided the following:

**a) to GRANT APPROVAL for:**

Installation of three rooflights and replacement of windows on front elevation of single dwellinghouse.

Drawing Nos: Site location plan; 306-3.PL.01 A; PL.02 A; PL.03 A; PL.04 A; PL.05 A; PL.06 A; PL.07 A; PL.08 A; PL.09 A; e-mail from Adam Howard dated 29th March 2010.



Conditions and Reasons:

- 1 The replacement windows on the front elevation are 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 three rooflights on the rear sloping and flat roofs 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.

**b) to REFUSE :**

Erection of 1st floor glazed extension to enclose existing front balcony and replacement of door on side elevation with glazed sliding doors at first floor level of single dwellinghouse.  
Drawing Nos: Site location plan; PL.05 A; PL.07 A; PL.08 A; PL.09 A;

Reasons for Refusal

- 1 The enclosure of the existing front balcony, with the erection of windows and door is not considered lawful by reason that the enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and forms the principal elevation of the original dwellinghouse [A.1(d)] and the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse [A.2(b)]. The replacement of the door on the side elevation with glazed sliding doors at first floor level is not considered lawful by reason that it would be an upper floor opening window in a wall forming a side elevation of the dwellinghouse [A.3(b)]. The proposal therefore fails to comply with 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 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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.

- 3 You are advised that planning permission is required for the replacement of the door on the side elevation at first floor level with glazed sliding doors and for the enclosure of the front balcony at first floor level, with windows and door.
- 4 The development would only constitute permitted development if the materials used in any exterior work 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 of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008
- 5 The development subject to the grant of this certificate, would only constitute permitted development where the roof lights would project no more than 150 mm beyond the plane of the roof slope in accordance with Condition C.1(a) of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008

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