

Ms Sheila McCarthy
81 Greencroft Garden
London
NW6 3LJ

Application Ref: **2009/5073/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

24 December 2009

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 hip to gable roof extension and rear dormer roof extension including alterations to existing chimneys and installation of three roof lights to the front roof slope, to existing family dwelling (Class C3).

Drawing Nos: OS sitemap:

2093/S02: 2093/S03: 2093/S04: 2093/S05:
2093/S06: 2093/S07: 2093/P02: 2093/P03:
2093/P04: 2093/P05: 2093/P06: 2093/P07

Second Schedule:

3 Ebbsfleet Road
London
NW2 3NB

Reason for the Decision:

- 1 The rear/side roof extension is permitted under Class B 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 roof slope 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
- 3 The alteration to the chimneys is permitted under Class G 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 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 or on the website 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 The development would only constitute permitted development if the materials used in any exterior work to the roof extension subject to the grant of this Certificate are of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition B.2(a) of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.
- 4 The development subject to the grant of this certificate, would only constitute permitted development where the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof, in accordance with Condition B.2 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.

Disclaimer

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