

Square Feet Architects
10 Perrins Court
London
NW3 1QS

Application Ref: **2009/3404/P**
Please ask for: **Sheri Waddell**
Telephone: 020 7974 **5815**

24 November 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 a single storey side extension [facing no. 29 Somali Road], rear roof extension with vertically hung windows, a dormer window on the side roofslope [facing no. 29 Somali Road] and the installation of four rooflights on the front roofslope of the single dwelling house (Class C3).

Drawing Nos: Site Location Plan 0908_L_001; 0908_L_011 rev A; 012 rev A; 014; 015; 016; 017; 020; 021 rev B; 022 rev B; 023 rev A; 024 rev A; 026 rev A; 027 rev A; 028 rev A; 029; 030 rev A;

Second Schedule:

**31 Somali Road
London
NW2 3RN**

Reason for the Decision:

- 1 The single storey side 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

- 2 The dormer extensions on the side and rear roofslopes are permitted under Class B 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
- 3 The four rooflights on the front roofslope are permitted under Class C 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

Informatives:

- 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 single storey rear extension and roof extension 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 Conditions A.3/B.2 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 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.
- 5 The development subject to the grant of this Certificate would only constitute permitted development if any window on the side roofslope of the dwelling house is obscure-glazed and non-opening, unless the openable parts of the window are more than 1.7m above the floor of the room in which the window is installed} , in accordance with Condition A.3/B.2/C.2 of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.

- 6 The development subject to the grant of this Certificate would only constitute permitted development on the basis that planning permission 2009/2097/P (dated 17/06/2009), for the conversion of two flats at the property into a single dwelling, has been implemented.

Disclaimer

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