

Southern Planning Practice Ltd  
Youngs Yard  
Churchfields  
Twyford  
Winchester  
SO21 1NN

Application Ref: **2009/0218/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 **5562**

6 August 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 (Existing) Granted**

The Council hereby certifies that on the 07 July 2009 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

##### **First Schedule:**

Continuation of works in relation to planning permission 2004/3424/P granted 08/10/2004 for the variation of planning permission dated 09.10.03 (Ref: 2003/0404/P) for the erection of a side extension and dormer windows and erection of rear ground floor front extension to a single family dwelling house, in respect of further extending the side extension to the rear and side.

Drawing Nos: Site Location Plan L/CAM/A/AP/001; 5023/01; 5023/02; 5023-07C; 5023-9D; 17C; 119C; 02-123 113; 6392\_1; Annotated drawings A-G; Building Control Application Details 05/1/502/1A; Building Control Application Details 06/2/4/1A; Certificate of Practical Completion/Partial Possession (Job Ref 5033); Photo Sheets x4.

##### **Second Schedule:**

**Brandon House**  
**5 North End Avenue**  
**London**  
**NW3 7HP**



Reason for the Decision:

- 1 The evidence provided is considered to confirm that works in association with the implementation of planning permission 2004/3424/P granted on 08/10/2004 commenced prior to the expiration of this planning permission.

Informative(s):

- 1 It would appear that works have been carried out at the property that do not benefit from planning permission and/or differ from the approved plans. These works include unauthorised alterations to the fenestration and openings, unauthorised works to the dormer on the north (side) elevation and it appears that the ground floor extension to the front of the property has not been constructed in accordance with the approved plans. In addition, the Council considers that an unauthorised change of use from three flats to a single family dwelling house has occurred. The Council's Planning Enforcement Team has been made aware of this situation and will investigate whether it is expedient to take action. Please contact the Customer Services Team for further advice 020 7974 5613.
- 2 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).
- 3 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@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.

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