

dMFK Architects  
The Old Library  
119 Cholmley Gardens  
London  
NW6 1AA

Application Ref: **2009/2207/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **2516**

2 July 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 single-storey lower ground floor level rear extension incorporating roof terrace at ground floor level and alterations to fenestration at rear ground floor level in connection with existing single-family dwellinghouse (Class C3).

Drawing Nos: A05; A06A; A10; A11; A20; A21; A30; A100B; A101B; A200D; and A201D.

#### **Second Schedule:**

**20 Goldhurst Terrace  
London  
NW6 3HU**

#### **Reason for the Decision:**

- 1 The proposed development is permitted by virtue of Class A of Part 1 of Schedule 2 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 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.
- 3 You are reminded that the creation of the terrace is only permitted development under Class A if it is carried out at the same time as the erection of the rear extension. If you erect the rear extension and then decide to create the terrace at a later date it would be a 'roof alteration' and as the property is located within a conservation area could not be permitted development by virtue of Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 2008.

**Disclaimer**

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