

Mr Graham Russell  
Osel Architecture Ltd  
Oldbury Place  
LONDON  
W1N 5PR

Application Ref: **2009/1872/P**  
Please ask for: **Adrian Malcolm**  
Telephone: 020 7974 **2566**

1 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:

Minor amendments to planning permission (LBC Ref. 2005/5580/P) for redevelopment to provide 3 new buildings containing 76 residential units & Class A1/A2 floorspace involving re-location of cycle parking within Block B (28 spaces on ground floor & 74 spaces in sub-basement), re-configuration of entrance pathway to and disabled access to Block A, provision of sunken emergency escape staircase within the central landscaped area, amendments to the layout of central landscaped area, changes to ancillary storage areas (residential bulk storage, chiller plant room, water storage area, electrical switch room, ground source heat pump dry cooler at ground floor, basement and sub-basement levels to blocks A and B, areas set aside for chiller vent shaft and car park extract vent plant and shafts amended, two new commercial refuse stores introduced to ground floor of block B & redundant chiller plant areas amended to basement commercial/retail space.

Drawing Nos: 2716- D001, D018D, D019D, D020D.

Schedule: Site Location Plan:



Second Schedule:  
**2-20 Winchester Road & 157 Fellows Road**  
**London**  
**NW3 3NT**

Reason for the Decision:

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 This certificate has been issued on the basis (and should only be treated as valid in the event) that all plans, drawings, specifications and other material supporting the application (and the dimensions, ground levels and relationships between buildings shown thereon) truly represent the Development granted planning permission on 21st June 2006 under reference number 2005/5580/P. The works so described in this certificate should only be read in the context of the planning permission and are bound by all the conditions and obligations attached to that permission.
- 2 Your attention is drawn to the conditions attached to planning permission 2005/5580/P. You are advised that the granting of this certificate does NOT indicate that the Council accepts details relevant to the discharge of conditions attached to that permission that require the submission and approval of details to the local planning authority. Such approvals can only be given to applications made specifically to discharge those conditions.

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