

<b>LDC Report</b>		<b>05/07/2007</b>
<b>Officer</b>		<b>Application Number</b>
Sheri Waddell		2007/2334/P
<b>Application Address</b>		<b>Drawing Numbers</b>
115B Iverson Road London NW6 2RA		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Use of the flat roof at rear second floor level as a roof terrace for the first and second floor maisonette.		
<b>Relevant History</b>		
Planning permission granted 14/6/1996 [P9600296] for the continued use of the property as a flat on the ground floor and a maisonette on the first and second floors. <i>The approved drawings did not show the roof terrace that is the subject of this application.</i>		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>Basement, 2-storey + attic mid-terrace property not within a conservation area. In use as 2 s/c units - a flat on the ground floor and a first/second floor maisonette. There is an existing [original] 2-storey rear extension which has a terrace on its roof. It is this terrace which is the subject of this application – the roof is accessed from the doorway that has been formed from the half landing between the first and second floors of the building, and is enclosed by railings.</p> <p><b>Submitted evidence:</b></p> <ul style="list-style-type: none"> <li>• Copy of mortgage valuation that was produced when the applicant purchased his maisonette – dated 22<sup>nd</sup> May 1998 and identifies a roof terrace.</li> <li>• Copy of surveyor's report that the applicant commissioned when he purchased his maisonette – dated 21<sup>st</sup> May 1998 and identifies a roof terrace.</li> <li>• Copy of particulars from Parkheath Estates, who let the property for a period commencing 4<sup>th</sup> September 2001, which include written references to and a picture of the roof terrace.</li> <li>• Sworn affidavit from the applicant, Jonathon Saïpe, asserting that the roof terrace [including the access doors and metal railings] were in existence when he bought the flat in June 1998, and that all three elements have existed in the same form ever since.</li> <li>• A witnessed letter from a longstanding personal friend, stating that the terrace has been in existence since before the end of 2001.</li> </ul> <p><b>Conclusion:</b></p> <p>It is considered that the above evidence is sufficient to demonstrate, beyond reasonable doubt, that the roof terrace has been in existence for at least the last 4 years.</p> <p><b>Recommendation:</b> Grant Certificate</p>		

