

J Benaim
48 Grasmere Avenue
WEMBLEY
MIDDX
HA9 8TD

Application Ref: **2007/1070/P**
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 **5821**

22 May 2007

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:

Alterations and additions to the single dwellinghouse, including the installation of 2 roof lights flush with the front roof slope; the erection of a dormer on the rear roof slope; and the erection of railings plus steps on the rear flat roof to provide a roof terrace at second floor level.

Drawing Nos: Site Plan; SB/B287/1; SB/B287/2; SB/B287/3

Second Schedule:

**38 Sumatra Road
London
NW6 1PR**

Reason for the Decision:

- 1 The installation of the roof lights is permitted under Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.



- 1 The rooflights are permitted under Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.
- 2 The erection of the dormer on the rear roof slope and the erection of railings on the rear flat roof is permitted under Class B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.
- 2 The dormer and associated roof terrace steps and railings are permitted under Class B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.

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 6941).
- 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 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 For the avoidance of doubt, you are advised that the proposed roof dormer should not exceed the height of the existing roof ridgeline (not the adjoining party wall upstands or chimney stacks) in order to comply with Class B of the General Permitted Development Order.

Disclaimer

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