

LDC Report		14/08/2006
Officer		Application Number
Paul Wood		2006/2478/P
Application Address		Drawing Numbers
115 Greencroft Gardens London NW6 3PE		Site location plan; 434/BN/01A; 02A; 03A; 04A; Unnumbered A3 Plan dated 25/11/76; Letter from Broadwater Construction dated 23/03/91; Letter from Clark Baxter Partnership dated 16/05/91; London Borough of Camden Building Notice dated 27/03/91; and Statutory Declaration of Mr Robert Misha Donat dated 09/08/06.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Installation of 3 rooflights in front roof slope and 4 rooflights in rear roof slope in connection with conversion of attic to provide additional residential floorspace to existing second floor level flat (Flat 4).		
Recommendation : Refer to Draft Decision Notice		
Assessment		
<p>An application has been submitted for a certificate of lawfulness for the installation of 7 rooflights at 115 Greencroft Gardens in connection with conversion of the attic to provide additional residential accommodation to the existing second floor level flat. The conversion of the attic space into useable floorspace did not require planning permission. As the property already has a lawful use as residential and no new planning unit has been created it is considered that no material change of use would have occurred as a result of the work. The installation of the 7 rooflights would have required planning permission.</p> <p>The applicant is required to demonstrate that, on the balance of probability, the rooflights were installed more than four years before the date of this application. The applicant has submitted the following evidence in support of the application:</p> <ul style="list-style-type: none"> ➤ Letter dated 23rd March 1991 from Broadwater Construction providing a cost estimate for the works to convert the attic space with associated floor plans and sections (No's. 434/BN/02, 434/BN/03 and 434/BN/04) showing the scope of the works. ➤ London Borough of Camden, Building Notice Application detailing proposed conversion of attic roof space to two bedrooms and a bathroom to 115 Greencroft Gardens received by Council on 2nd April 1991. ➤ Letter dated 16th May 1991 from Clarke Baxter Partnership, Charter Building Surveyors addressed to District Surveyors Office, London Borough of Camden with reference to the costs estimate for the works to convert the attic roof space at 115 Greencroft Gardens, received by London borough of Camden on 17th May 1991. ➤ A statutory declaration from Robert Donat, stating that he is the leaseholder of Flat 4, 115 Greencroft Gardens and has been since 1991 when the attic was converted. The affidavit confirms that plans were submitted to the Department of Building Regulations at the London Borough of Camden and were inspected during the course of construction. The works were paid for in accordance with the plans and were completed in 1991. <p>The evidence is clear and comprehensive and confirms that rooflights were installed and the attic converted to habitable accommodation in connection with Flat 4, 115 Greencroft Gardens, more than four years ago. It is considered that the rooflights are now lawful.</p>		

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613