

Dear Mr Novich,

Thank you for your e-mails. I have looked through the planning references you have referred to. I am inclined to agree with Mr Watts. The property in question, 111A is entirely self-contained and is not divided horizontally from its neighbours. There is no evidence of its permitted development rights being withheld either in the Decision Notice or the legal agreement that accompanied the 2004 permission which gave rise to it. This to my mind was an oversight but nonetheless is a fact.

Therefore I would concur with Mr Watts that no.111A would enjoy the permitted development rights of a dwellinghouse which of course include such rights to extend at roof level.

This is my opinion as a planning officer of the Council and it is given without prejudice to any subsequent decision made by this authority. If you wish for a formal response you should apply for a lawful development certificate (details of which can be found on the Council's website).

You have the opinions of two officers of the Council and a decision notice is being despatched today to Mr Browne (the prospective purchaser) that relates to this matter and crucially does not mention the removal of permitted development rights.

regards

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Neil Luxton
Planning Officer

Telephone: 020 7974 6552