

3 Railey Mews, Kentish Town NW5 2PA  
Certificate of Lawfulness



VA INTERIORS  
86 Fitzjohn Avenue, Barnet EN5 2HW

My client, Mr Graham Williams, would like to apply for a certificate of lawfulness with respect to the use of his property's roof as a terrace. His property is 3 Railey Mews, Kentish Town. When Mr Williams purchased the property in February 2008, the roof terrace was specified in the particulars of the Estate Agent, as per the attached document. Proof of the roof's use as a terrace can be traced back to 2006, and as far back as 1999, as per the attached Google Earth maps.

Mr Williams fully refurbished the property and completed the works in 2009, as per the attached Camden Building Control documents. The refurbishment included replacing the decking on the terrace, as the existing decking was worn and rotting in places. The refurbishment also included improving access to the roof terrace with a full-length glass hatch, along with the installation of an internal staircase. The existing bamboo pots, which can be observed on the Google Earth maps since 1999, were retained at the front of the terrace, in order to create a privacy screen and not overlook the back gardens and windows of Leverton Street.

In 2010, for safety purposes, Mr Williams installed a balustrade within the boundaries of his property, which was set back at the front by roughly one metre.





