

Doyle Town Planning & Urban Design
86-90 Paul Street
London
EC2A 4NE

Application Ref: **2015/4157/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

30 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

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 to rear and side windows, installation of rooflights to rear side roofslope, installation of new patio at lower garden level and replacement of balustrade at rear
Drawing Nos: (999/) S01, S02, S03, S04, S05, S06, S07A, S08, S09, S10, (999-AP3-) 01CL1, 06CL, (999-AP4-) 03CL1, 05CL, 04CL, 08CL, 13CL2A.

Second Schedule:

8 Pilgrim's Lane
London
NW3 1SL

Reason for the Decision:

- 1 The bay window at rear basement level, lowered terrace, and replacement of side ground floor hall window are permitted under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The installation of three conservation-style rooflights are permitted under Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.



- 3 The patio at rear lower ground floor level is permitted under Class F of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4 The replacement balustrade to the rear is permitted under Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.