

Damon Peddar  
22 Redfern Road  
LONDON  
NW10 9LB

Application Ref: **2015/6319/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

23 November 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:

Erection of a hip-to-gable roof extension to the rear, 2no. roof dormers to each side and 2no. single storey rear extensions.

Drawing Nos: 151012/1, 151012/2, 151012/3, 151012/4, 151012/5, 151012/6, 151012/7, 151012/8, 151012/9, 151012/10, 151012/11 and 151012/12.

Second Schedule:

**163 Fordwych Road**  
**London**  
**NW2 3NG**

Reason for the Decision:

- 1 The single storey rear extensions are permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The hip-to-gable rear roof extension and two side roof dormers are permitted under



Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 3 The rooflights to the side roof slopes are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informatives:

- 1 The development would only constitute permitted development if the materials used in any exterior work to the single storey rear extension and roof extension subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3/B.2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The development subject to the grant of this certificate would only constitute permitted development if the upper floor window/any window on the side elevation of the dwelling house is obscure-glazed and non-opening, unless the openable parts of the window are more than 1.7m above the floor of the room in which the window is installed, in accordance with Condition A.3/B.2/C.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The development subject to the grant of this certificate, would only constitute permitted development where the roof lights would project more than 150 mm beyond the plane of the roof slope in accordance with Condition C.1(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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.