

Nett Assets Limited
The Studio
141 New Road
Croxley Green
Hertfordshire
WD3 3EN

Application Ref: **2015/6417/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 rear roof dormer and expansion of existing basement area.

Drawing Nos: 33PI-01, 3PI-02RevA, 3PI-03RevA, 3PI-04RevA, 3PI-05RevA, 3PI-06, 3PI-07RevA and 3PI-09RevA.

Second Schedule:

**15 Pandora Road
London
NW6 1TS**

Reason for the Decision:

- 1 The proposed basement expansion is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The rear roof dormer extension is permitted under Class B 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 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 the Town & 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.