

Statement for certificate of lawfulness for the address

Top Second Floor Flat  
41 Lancaster Grove, London NW3



Neil Rigden, Architect  
On behalf of Braden Harris & Cristina Baquerizo Salazar

November, 2015

My client, Mr Braden Harris & Cristina Baquerizo Salazar owners of the Second Floor Flat at 41 Lancaster Grove, would like to apply for a certificate of lawfulness with respect to the use of their property's existing bulkhead enclosure access staircase to roof level. Prior to their purchase of the flat in 2001, the bulkhead enclosure and spiral staircase had been built as noted in the building survey report dated 2001 associated with this application.

As the building of the bulkhead enclosure and staircase was over 4 years ago as referred to the extract below of The Planning and Compensation Act 1991 - Time Limits, we therefore believe this development is immune and would like to receive certificate of lawfulness for this application. Please refer to update to date drawing LGBP.01 showing roof level with bulkhead enclosure plan, elevations and section of access staircase. This drawing reflects as how it was originally built.

Upon receiving a certificate of lawfulness, a planning application would be the next requirement for use and installation of a balcony at roof level.

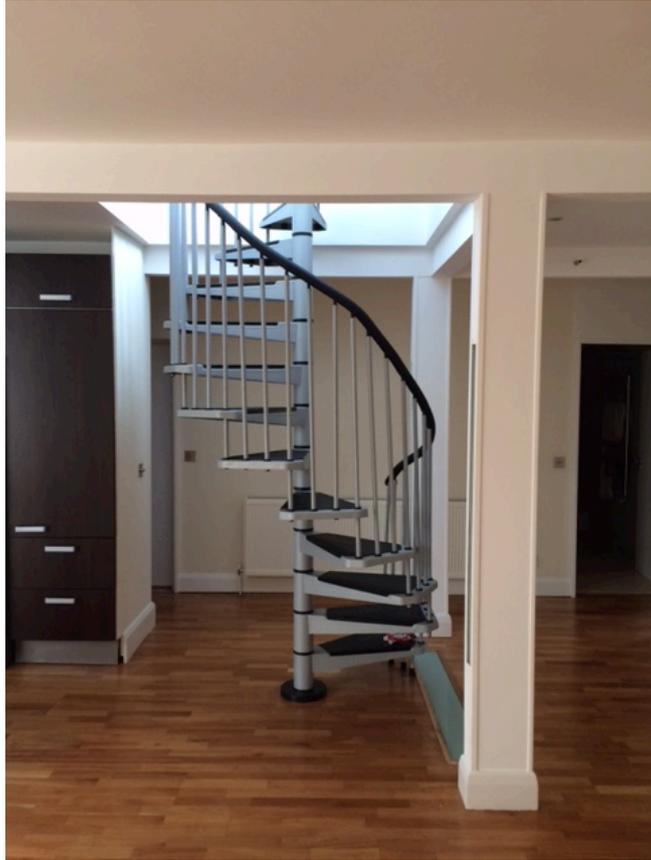
*The Planning and Compensation Act 1991*

*The time limits are: • four years for building, engineering, mining or other operations in, on, over or under land, without planning permission. This development becomes immune from enforcement action four years after the operations are substantially completed*



Bulkhead enclosure at roof level





Second floor access staircase to roof level

