

Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NHApplication Ref: **2015/6600/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

10 February 2016

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 single-storey rear extension & detached pool house. Alternations to windows and roof of main dwelling.

Drawing Nos: EX 1000; EX 000 Rev A; EX 00B; EX 001 Rev A; EX 002; EX 003; EX 201 Rev A; EX 202 Rev A; EX 203; EX 101 Rev A; PD 000 Rev A; PD 00B; PD 001 Rev B; PD 002 Rev B; PD 003; PD 201 Rev A; PD 203 Rev A; PD 202 Rev A; PD 204 Rev A; PD 101 Rev A.

Second Schedule:

15 Platt's Lane
London
NW3 7NP

Reason for the Decision:

- 1 The proposed single storey rear extension, alterations to rear fenestration and internal floor levels are permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.



- 2 The proposed rooflights are permitted under Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 The proposed pool enclosure is permitted under Class E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4 The proposed garden excavation works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to the single storey rear extension/rear window replacements 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 of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.
- 2 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 & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.
- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Trees at and adjacent to this site are not included within a Tree Preservation Order however may be protected by the provisions in section 211 of the Town and Country Planning Act 1990 (as amended) due to their location within a Conservation Area. The proposed development may encroach within the root protection area (as defined in BS5837:2012 Trees in Relation to design, demolition and construction-Recommendations) of several mature trees on/adjacent to the site. This Certificate confers no rights for any treatment (including any cutting of roots or branches) of any mature tree within a Conservation Area at or adjacent to the site without sending prior notification to the Local Authority. If any treatment is proposed, a 'section 211 notice' should be submitted, six weeks before carrying out

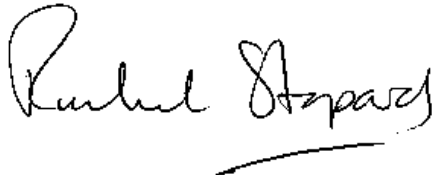
work on such trees, unless an exception applies. You are reminded that it is a criminal offence to carry out or cause or permit unauthorised tree works or damage protected trees and a heavy penalty may be liable for such offences. Appropriate precautions should therefore be taken to ensure that no damage is caused to trees during development works.

- 6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
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.

