

Elden Croy Architect  
28 Wilmington Square  
London  
WC1X 0EG

Application Ref: **2016/0798/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

8 March 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 an outbuilding, rear dormer, creation of hip-to-gable roof and installation of roof light to the front elevation.

Drawing Nos: 01/50/129C, 02/50/129A, 03/50/129F, 04/50/129E and 05/1250/129.

Second Schedule:

**1 Wells Square**  
**London**  
**WC1X 0PB**

Reason for the Decision:

- 1 The rear roof extension and side hip-to-gable roof extension are permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The rooflight in the front roof slope is permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.



- 3 The outbuilding to the rear is permitted under Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

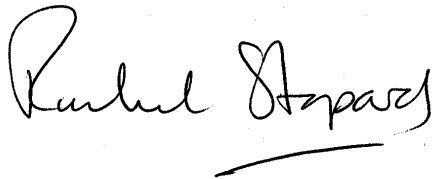
Informatives:

- 1 The development would only constitute permitted development if the materials used in any exterior work of the roof extensions are 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 B.2 under Class B 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 for the rear dormer where the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof, in accordance with Condition B.2 of Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 You are advised that in order to comply with the parameters of permitted development as set down in the Town and Country Planning (General Permitted Development) (England) Order 2015.  
you must ensure that:-
  - i. the works do not include the installation, alteration or replacement of a chimney, flue or soil or vent pipe; and
  - ii. the rooflights on the front roofslope do not protrude more than 150mm beyond the plane of the roofslope.

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 operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation 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.