

Elevations Ltd  
55-57 Maygrove Road  
London  
NW6 2EE

Application Ref: **2016/0907/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

1 April 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:

Single storey side extension, rear roof dormer, hip-to-gable alteration and two front rooflights to the dwellinghouse(C3).

Drawing Nos: 02 Rev 01 location plan, volume calculations, 01 Rev03, 02 Rev03, 03 Rev 03.

Second Schedule:

**17 Asmara Road**  
**London**  
**NW2 3SS**

Reason for the Decision:

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



- 3 The two rooflights in the front roof slope are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informative(s):

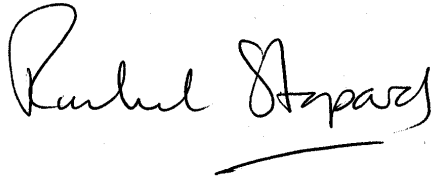
- 1 The development would only constitute permitted development if the materials used in any exterior work to the single storey rear extension and roof extensions subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition A.3/B.2 of the Town 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 hip-to-gable hereby consented 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 B.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 (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 the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4 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
- 5 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).
- 6 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.
- 7 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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.