

Date: 16th May 2016
Our ref: 2016/0490/P
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Dear Robert,

Decision Notice 2016/0490/P Addendum

I write to you to clarify the outcome of a recently determined Proposed Lawful Development Certificate (LDC) regarding 3 Hay Mews, 94 Haverstock Hill, London, NW3 2BG.

Lawful Development Certificate 2016/0490/P determined that the following proposed development was lawful due to its accordance with Class A, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015: '*Replacement windows and doors on the rear elevation of the dwellinghouse*'. Please note that following this determination, it was found that a historic planning application (PEX0000969) had been granted subject to conditions; one of which removed permitted development rights for the property (condition 7).

The Council has taken a view that whilst the determination of the certificate was based upon an inaccurate consideration that the property benefited from PD rights; it would not in this instance be expedient to revoke this certificate. The determination to allow works under Lawful Development Certificate 2016/0490/P is therefore upheld; however I wish to draw your attention to the existence of this condition as it would have an implication for any further works that the applicant might have intended undertaking.

Please note that the existence of this condition would mean that any further proposed development regarding the exterior of the property would require express planning permission and that the issuing of Lawful Development Certificate 2016/0490/P would not override the condition regarding future works that are unrelated to that to which the certificate relates. The requirement to obtain

Listed Building Consent prior to the commencement of further alterations unrelated to that to which was approved by LBC 2016/1357/L is similarly not altered by this determination.

I trust this assists in answering your client's concerns.

Yours sincerely,

John Diver
Planning Officer
Planning Solutions Team