

Stephen Brandes Architects
5 Spedan Close
London
NW3 7XF

Application Ref: **2016/2432/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

2 June 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:

Insertion of rooflight (obscured glass) to side elevation set into roofslope, and 2 new rear rooflights; replacement of single glazed dormer windows at front & rear with new double glazed windows (within existing openings), rear stairwell window with new window in re-sized opening, and front rooflight.

Drawing Nos: 570/LOC; 570/001 rev A, 570/003 rev A, 570/CLD/011 rev A, 570/013 rev A;
Planning Statement from Simon Brandes Architects (ref. 570).

Second Schedule:

**35 South Hill Park
London
NW3 2ST**

Reason for the Decision:

- 1 The replacement of rear stairwell window, and front & rear dormer windows, are permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.



- 2 The insertion of new side rooflight (obscured glazing), new rear rooflights, and replacement of existing front rooflight are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

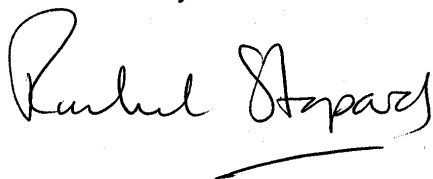
Informative(s):

- 1 The development subject to the grant of this certificate would only constitute permitted development if the rooflight in the side elevation of the dwelling house is obscure-glazed and non-opening, unless the openable parts of the rooflight are more than 1.7m above the floor of the room in which the rooflight is installed in accordance with Condition C.2 of Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 2 The development would only constitute permitted development if the materials used in any exterior work 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 Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 3 Additional proposals submitted as part of this application regarding the renewal of materials to roofslopes and dormers, including slates, dressings, leadwork and membrane, are not considered to constitute development and as such do not require determination under permitted development regulations.

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 Supporting Communities

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.