

NJL Design
Rose Cottage
The Green
Woodwalton
Huntingdon
PE28 5YN

Application Ref: **2016/3160/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

27 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:

Erection of hip-to-gable and rear dormer extensions to the dwellinghouse (Class C3).
Drawing Nos: Site location plan, existing plan 00, proposed plan 00.

Second Schedule:

2 Middlefield
London
NW8 6NE

Reason for the Decision:

- 1 The hip-to-gable and rear dormer extensions are permitted under Class B 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 subject to the grant of this certificate shall be of similar



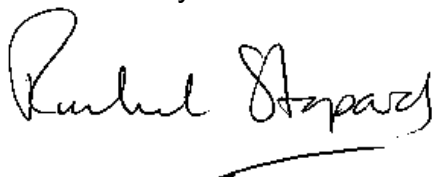
appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition B.2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 2 The development would only constitute permitted development where the edge of the rear dormer closest to the eaves of the original roof shall, so far as practicable, be not less than 20cm from the eaves of the original roof, in accordance with Condition B.2 of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 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).
- 4 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.
- 5 You are advised that this development would only constitute permitted development if the total volume of the proposed extensions does not exceed 40 cubic metres, in accordance with B.1(d) of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Executive Director 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.