

Space Agent Architects Ltd
52 Great Eastern Street
London
EC2A 3EP
United Kingdom

Application Ref: **2016/2708/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

22 July 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 rear dormer and roof extension above existing part two storey rear projection.
Insertion of three rooflights.

Drawing Nos: WES32_P01k; WES32_P02k; WES32_P03k; WES32_P04k; WES32_E01b;
WES32_E02b; WES32_E03b; WES32_E04b; OS Extract; Design and Access Statement.

Second Schedule:

32 Westbere Road
London
NW2 3SR

Reason for the Decision:

- 1 The rear dormer and roof extension are permitted under Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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



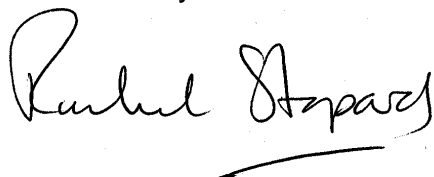
Informative(s):

- 1 The development subject to the grant of this certificate would only constitute permitted development if the rooflight on the side elevation of the dwelling house 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 & Country Planning (General Permitted Development) Order 2015.
- 2 The development subject to the grant of this certificate, would only constitute permitted development 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 & Country Planning (General Permitted Development) Order 2015.
- 3 The development subject to the grant of this certificate, would only constitute permitted development where the roof lights would not project more than 150 mm beyond the plane of the roof slope in accordance with Condition C.1(b) of the Town & Country Planning (General Permitted Development) 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 matter 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 matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any 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.