

Barbara Weiss Architects
Ground Floor,
Millbank Tower
21-24 Millbank
London
SW1P 4QP

Application Ref: **2016/2243/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 3406

21 August 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:

Excavate and extend existing basement within the footprint of the main building, dormer extension to the rear roof and removal of chimney

Drawing Nos: L(01)B1 Rev.A; L(01)02; Rev. A; L(01)00 Rev. A; L(02)03 Rev A; L(02)02 Rev A; PL(00)05 Rev A; PL(00)06 Rev A; and PL(00)07 Rev A

Second Schedule:

**26 Holmdale Road
London
NW6 1BL**

Reason for the Decision:

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

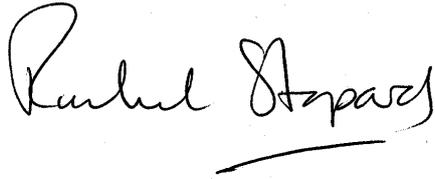


- 3 The proposed removal of the rear chimney is permitted under Class G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Informatives:

- 1 The development would only constitute permitted development if the materials used in any exterior works to the single storey rear extension and roof extension 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 & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.
- 2 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.
- 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 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 1995 as amended by (No.2) (England) Order 2008.
- 5 You are advised that in order to comply with the parameters of permitted development as set down in the Town & Country Planning (General Permitted Development) Order as amended by the No. 2 (England) Order 2008 you must ensure that:-
 - (i) the works do not include the installation, alteration or replacement of a 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
- 6 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 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 A.3/B.2/C.2 of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.