

Rendall and Rittner
Portspoken House
155-157 Minories
London
EC3N 1JL

Application Ref: **2016/0449/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

27 September 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: Replacement of existing single glazed aluminium windows & doors on all elevations with like-for-like double glazed windows & doors.

Drawing Nos: Existing drawings - PL000_Rev A, PL001_Rev B, PL002_Rev A, PL007_Rev A, PL008_Rev A, PL009_Rev A, PL010_Rev A, PL011_Rev A; Proposed drawings - PL003_Rev A, PL004_Rev A, PL005_Rev A, PL006_Rev A, PL012_Rev D; emails from Rendall & Rittner (07/06/2016 & 08/06/2016); email from Cristallo Systems (12/09/2016); typical sliding window detail (ref. job Cristallo Systems); unnumbered floor slab section; window specification document (from Sekon Windows Ltd).

Second Schedule:

23 Prince Albert Road
London
NW1 7ST

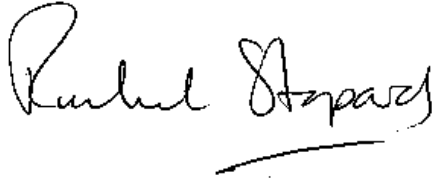
Reason for the Decision:

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

You can find advice about your rights of appeal at:



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 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.