

Mr Shane Duffy
The Coach House
102 Haverstock Hill
London
NW3 2BD

Application Ref: **2016/5564/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

13 October 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 single storey outbuilding in rear garden.

Drawing Nos: Site location plan; Garden Office Design Proposal_V9 document (pages 1-4) dated 11/10/2016.

Second Schedule:

The Coach House
102 Haverstock Hill
London
NW3 2BD

Reason for the Decision:

- 1 The proposed outbuilding is permitted under Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended April 2016).

Informatives:

- 1 You are reminded of the need to notify the Council by means of an application for



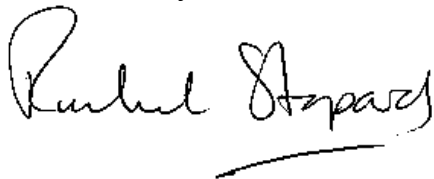
any proposed tree works in connection with this approval and to receive written approval prior to starting the works. Further information, advice and necessary forms can be obtained by writing to: London Borough of Camden Tree Section (Private Trees), 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE; or emailing planning@camden.gov.uk.

- 2 Please note that alterations in relation to a side/boundary fence also shown in the submitted documents have not been considered as part of this application. You are therefore advised to seek planning advice concerning these proposed alterations prior to carrying out any works in order to establish whether planning permission is required or not.
- 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.

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.