

dMFK Architects  
119 CHOLMLEY GARDENS  
WEST END LANE  
LONDON  
NW6 1AA

Application Ref: **2016/4267/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

6 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:

Roof extension to dwellinghouse (C3) including a hip to gable and dormer extension to the main roof. New rooflights to front slope and extension of chimney.

Drawing Nos: A05, A10, A11, A12, A15, A16, A20, A21, A100, A110, A120 Rev A, A130 Rev A, A150 Rev B, A160 Rev B, A200 Rev A, A210 Rev A,

#### Second Schedule:

**195 Fordwych Road**  
**London**  
**NW2 3NH**

#### Reason for the Decision:

- 1 The proposed roof alterations and extensions, installation of rooflights and extension to chimney are permitted under Classes B, C and G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

#### Informative(s):

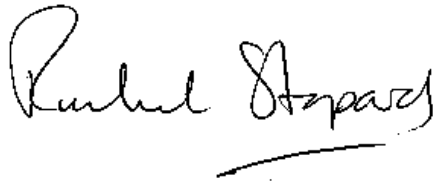


- 1 The development would only constitute permitted development if the materials used in any exterior work to the roof extension subject to the grant of this certificate, shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition 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 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.
- 4 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).
- 5 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.
- 6 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

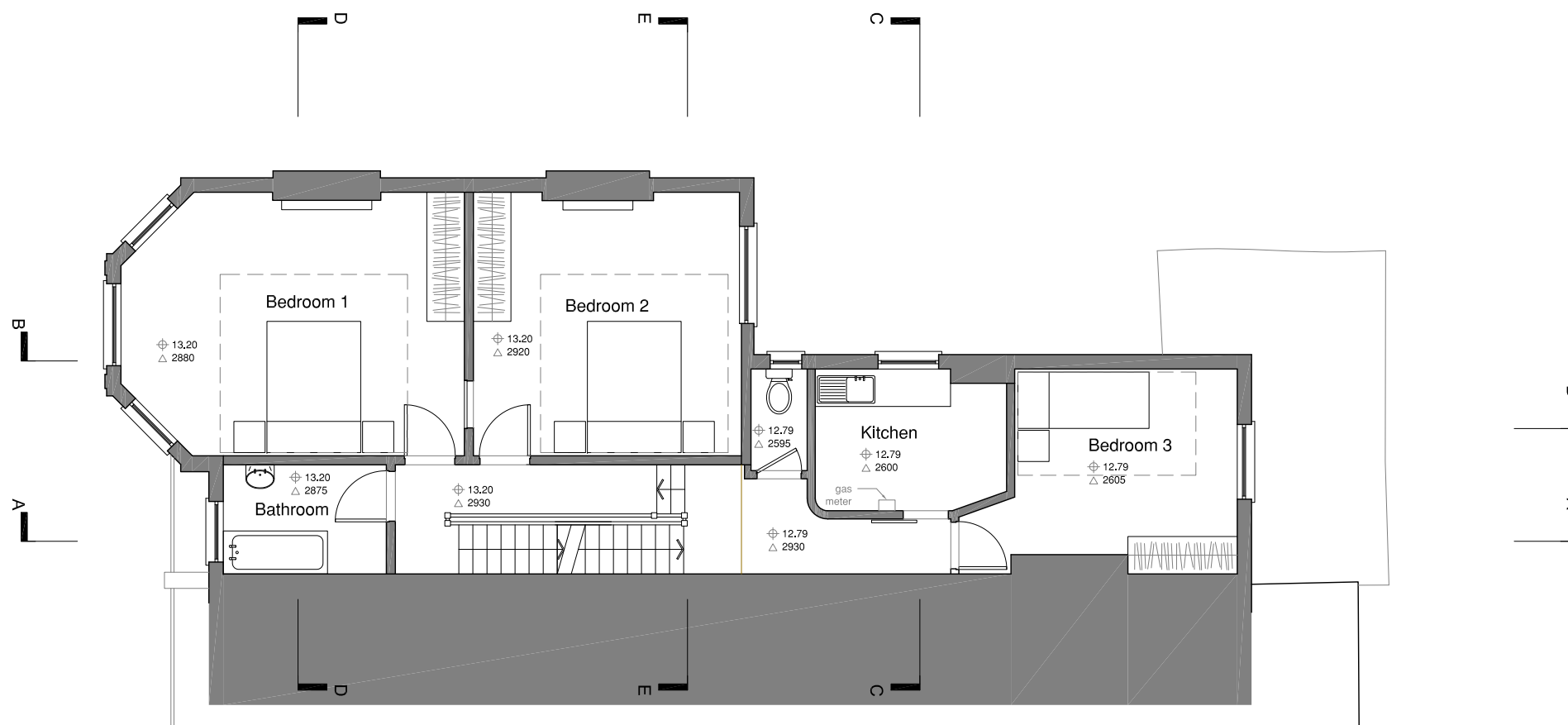


Rachel Stopard  
Executive Director Supporting Communities

#### 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.





**01 PROPOSED FIRST FLOOR PLAN**  
**A110 SCALE AT 1:100**





date	rev	revisions
-	-	-

**Key**



**key plan**

-  Existing Wall Construction
-  Proposed New Wall Construction

**notes**

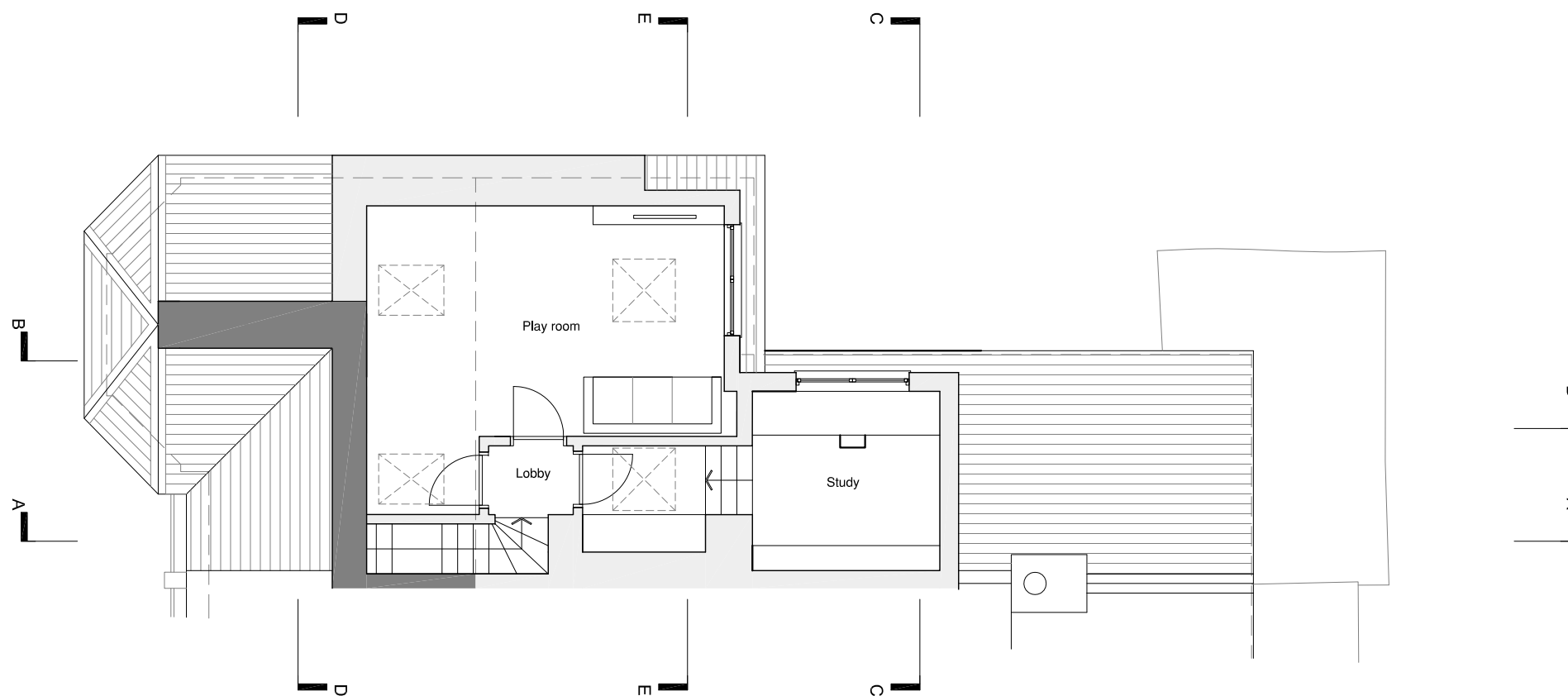
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**DE METZ FORBES KNIGHT ARCHITECTS**

the old library 119 cholmley gardens london nw6 1aa t 020 7435 1144 f 020 7435 0884 mail info@dmfk.co.uk		drawing title	
195 Fordwych Road, London, NW2 3NH		<b>First Floor Plan</b>	
client	scale at A1	scale at A3	drawn
Stephen Altman	1:50	1:100	TS
project no.	2039	drawing no.	A110
		revision	-
			MAR 16



01 PROPOSED SECOND FLOOR PLAN  
A120 SCALE AT 1:100





date	rev	revisions
-	-	-

Key



key plan

-  Existing Wall Construction
-  Proposed New Wall Construction

notes

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project drawing title

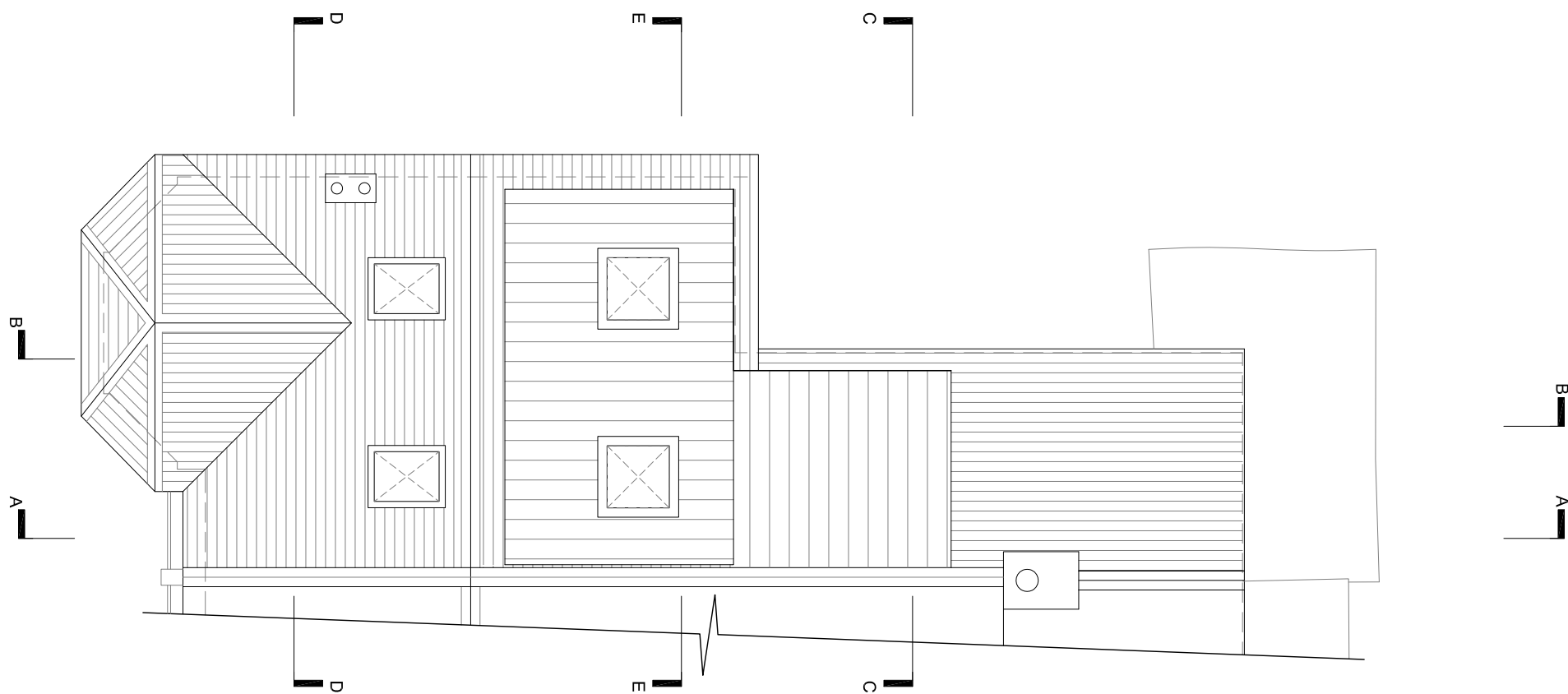
195 Fordwych Road, London, NW2 3NH **Second Floor Plan**  
Proposed

client scale at A1 scale at A3 drawn date

Stephen Altman 1:50 1:100 TS MAR 16

project no. drawing no. revision

2039 A120 -



01 PROPOSED ROOF PLAN  
A130 SCALE AT 1:100



date	rev	revisions
-	-	-

Key



key plan

notes

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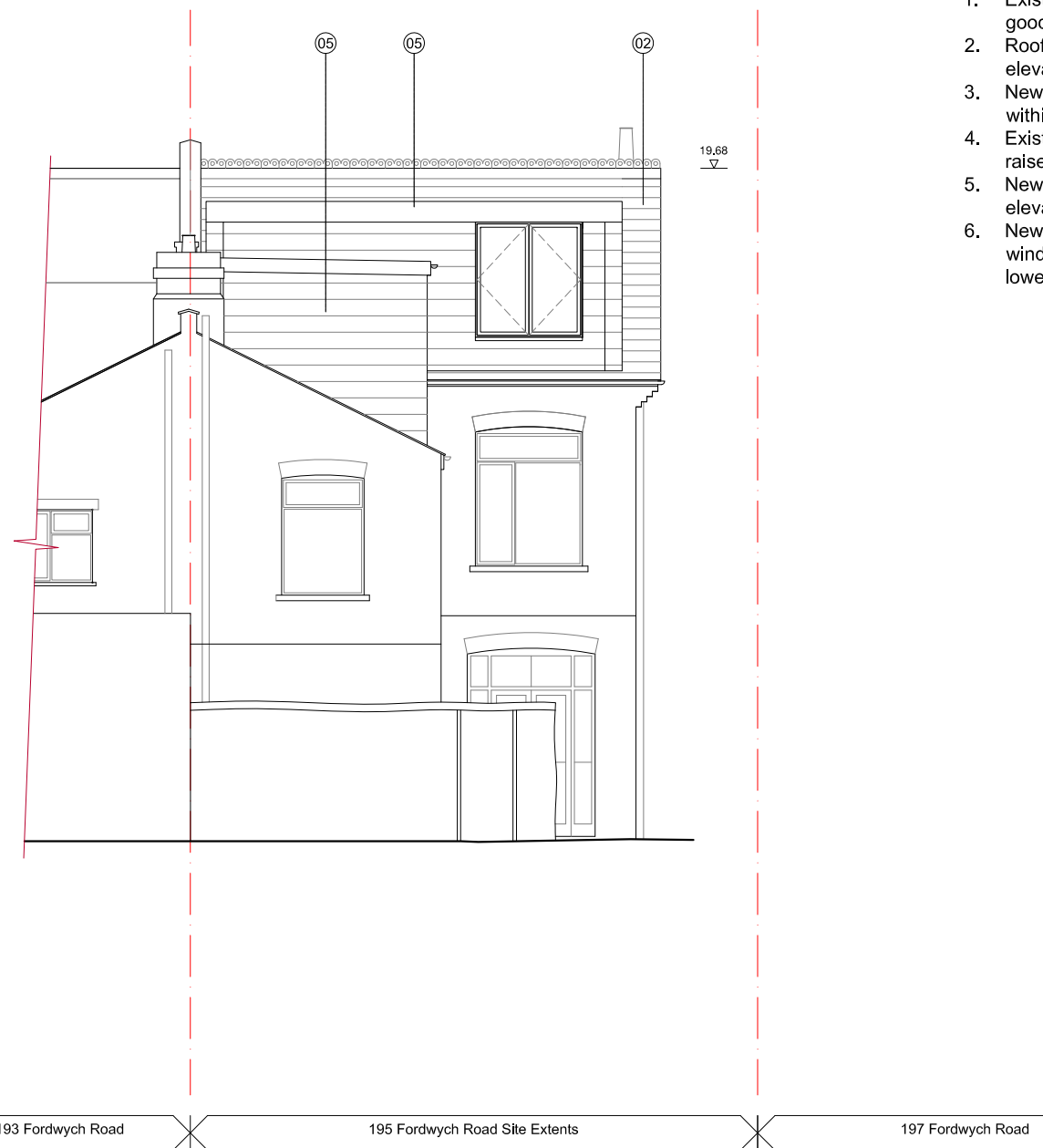


DE METZ FORBES KNIGHT ARCHITECTS

the old library 119 cholmley gardens london nw6 1aa t 020 7435 1144 f 020 7435 0884 mail info@dmfk.co.uk		drawing title	
195 Fordwych Road, London, NW2 3NH		<b>Roof Plan</b>	
client	scale at A1	scale at A3	drawn
Stephen Altman	1:50	1:100	TS
	project no.	drawing no.	revision
	2039	A130	-
			date
			MAR 16



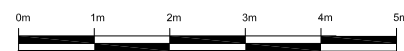
01 PROPOSED SOUTH WEST (FRONT) ELEVATION  
A150 SCALE AT 1:100



02 PROPOSED NORTH EAST (REAR) ELEVATION  
A150 SCALE AT 1:100

**LEGEND**

1. Existing roof slates and linings made good to match existing
2. Roof profile extended to flank elevation to form gable end
3. New flush inclined openable rooflight within pitched roof
4. Existing chimney stack rebuilt and raised to existing profile
5. New slate dormer window to rear elevation to match roof
6. New top hung timber casement windows with obscure glazed fixed lower panel to 1700mm above FFL



date      rev      revisions

Key

key plan

notes

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project drawing title

195 Fordwych Road, London, NW2 3NH **Front & Rear Elevations Proposed**

client scale at A1 scale at A3 drawn date

Stephen Altman 1:50 1:100 TS MAR 16

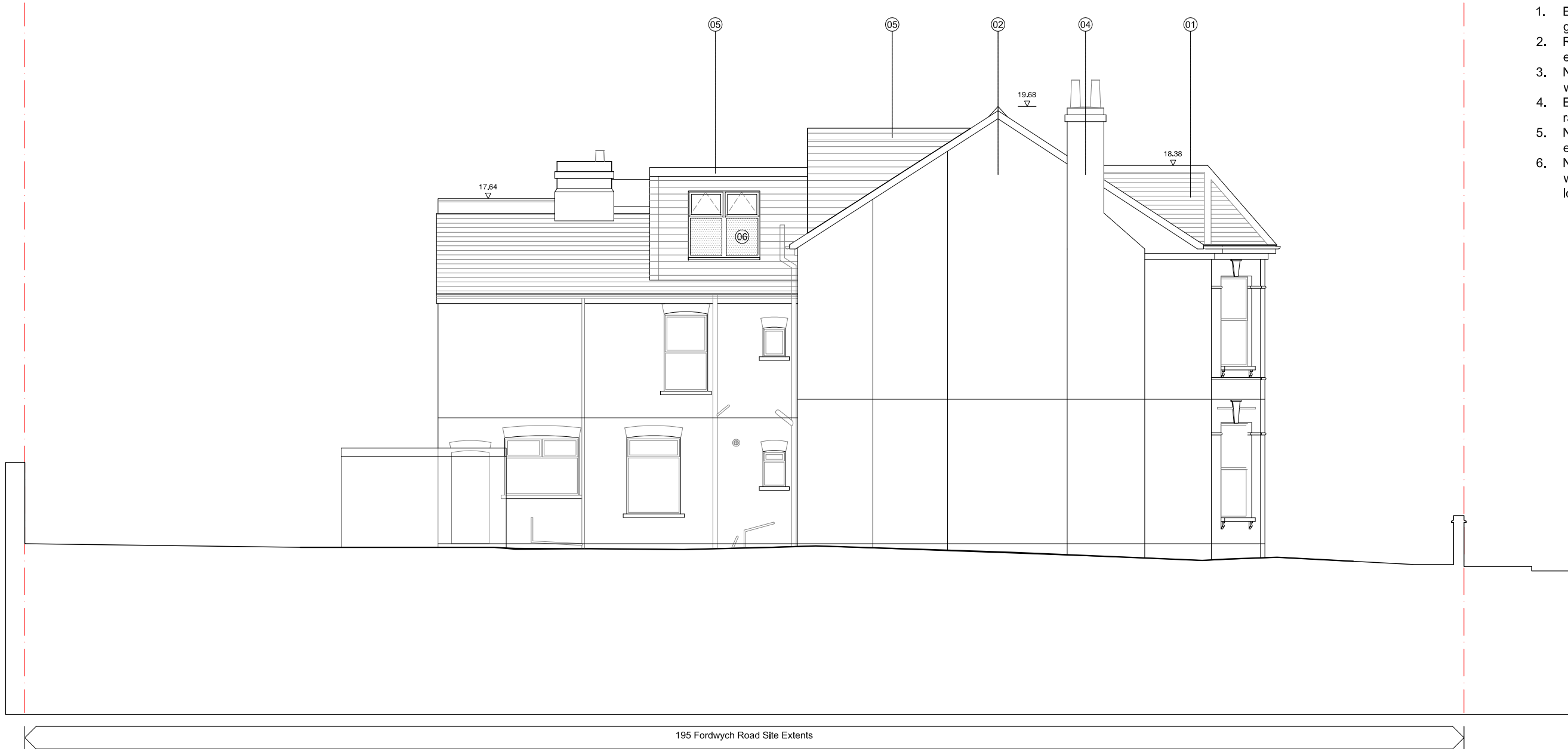
project no. drawing no. revision

2039 A150

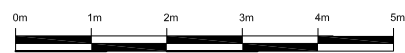


**LEGEND**

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2. Roof profile extended to flank elevation to form gable end
3. New flush inclined openable rooflight within pitched roof
4. Existing chimney stack rebuilt and raised to existing profile
5. New slate dormer window to rear elevation to match roof
6. New top hung timber casement windows with obscure glazed fixed lower panel to 1700mm above FFL



**01 PROPOSED NORTH WEST (SIDE) ELEVATION**  
**A160 SCALE AT 1:100**



date rev revisions

Key

key plan

notes

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195 Fordwych Road, London, NW2 3NH	<b>Side Elevation</b>		
client	scale at A1	scale at A3	drawn date
Stephen Altman	1:50	1:100	TS MAR 16
	project no.	drawing no.	revision
	2039	A160	