

Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
NW11 7QE
London

Application Ref: **2017/1024/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

3 March 2017

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 roof extension and the installation of 3 roof lights to front roof slope and roof light to the rear roof slope (Class C3).

Drawing Nos: 1219JB_LDC SH1; 1219JB_LDC SH2; 1219JB_LDC SH3; 1219JB_LDC SH4; 1219JB_LDC SH5; 1219JB_LDC SH6; 1219JB_LDC SH7; 1219JB_LDC SH8; 1219JB_LDC SH9; 1219JB_LDC SH10

Second Schedule:

**17 Ulysses Road
London
NW6 1ED**

Reason for the Decision:

- 1 The proposed rear dormer is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2016.
- 2 The proposed front roof lights are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2016.



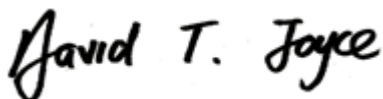
Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to the dormers subject to the grant of this certificate, are of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition B.2(a) of the Town & Country Planning (General Permitted Development) Order 2016.
- 2 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(a) of the Town & Country Planning (General Permitted Development) Order 1995 as amended by (No.2) (England) Order 2008.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
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.