

Ref. 15016  
29 Mar 2017

Kate Henry  
Development Management  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
London  
NIC 4AG

Submitted via Planning Portal

Dear Kate

**30 ELLERDALE ROAD: APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR EXISTING DEVELOPMENT - SECTION 191 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of our client, Mr Susskind, we hereby submit an application for a Certificate of Lawfulness to establish the implementation of development under planning ref: 2014/2126/P dated 20 May 2014.

**Background**

The original planning application (ref: 2014/2126/P) sought planning consent for 'excavation to create a basement level to dwelling house including windows and access door to the rear of the garden and relocation of existing rear roof dormer (Class C3)'.

Conditions 4 and 5 of the Permission were pre commencement conditions that clearly related to the basement. In December 2016 the Council agreed to amend the wording of the Conditions 4 and 5 under planning ref: 2016/6823/P. Conditions 4 and 5 have been amended to require relevant information to be agreed with the Local Planning Authority before basement excavation commences. As such no other pre commencement conditions remain on the Permission.

**Planning Assessment**

In accordance with section 91 of the 1990 Act, condition 1 of the Permission requires the development to begin not later than 3 years from the date of the Permission (i.e. before 20 May 2017).

The description of the Development included the relocation of the dormer, and since this work is now complete it can be firmly stated that the Permission has been implemented.

We consider the relocation of the dormer is a material operation comprised in the Development for the purposes of section 56 of the 1990 Act and as such the Permission has been implemented.

We therefore request that a Certificate of Lawfulness is issued for 'the implementation of Permission ref: 2014/2126/P dated 20/05/2014'.

## Supporting Documents

The following documents are submitted in support of this application:

- Consented rear elevation;
- Consented roof plan; and
- Photo of the relocated dormer.

Should you require any additional information or clarification, do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, reading "R Solomon". The signature is fluid and cursive, with the first name "R" being large and prominent, followed by "Solomon" in a more compact script.

RICHARD SOLOMON  
For and on behalf of KSR Architects LLP