

Ben Rogers Architectural Design
133A Greenwich High Road
London
SE10 8JA

Application Ref: **2017/3758/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

18 August 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:

Construction of roof extension and addition of 2no. rooflights to front elevation, plus replacement of rear elevation windows.

Drawing Nos: 058/001, 058/CL/011A, 058/CL/020A, 058/CL/022A

Second Schedule:

26 Achilles Road
London
NW6 1EA

Reason for the Decision:

- 1 The roof extension, rooflights and replacement of rear elevation windows proposed are permitted under Classes A, B, C & G of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Informatives:

- 1 The development would only constitute permitted development if the materials used in any exterior work 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

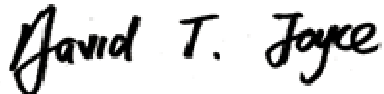


house, in accordance with the Town & Country Planning (General Permitted Development) Order 2015.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

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 matters 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, was 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 matters 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.