

Erica Jong Architects
48 Fairhazel Gardens
South Hampstead
London
NW6 3SJ

Application Ref: **2017/6722/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

16 January 2018

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 a hip-to-gable roof extension with side windows and installation of rooflights to front and rear roofslopes of the dwellinghouse

Drawing Nos: 1085.1_00.001_A, 1085.1_00.101_A, 1085.1_00.103_A, 1085.1_00.104_A,
1085.1_20.111_B, 1085.1_20.110_B, 1085.1_20.109_B, 1085.1_20.108_B,
1085.1_20.107_B, 1085.2_20.106_B, 1085.1_20.105_B, 1085.1_20.104_B,
1085.1_20.103_B, 1085.1_20.001_A, 1085.1_20.002_A, 1085.1_20.003_A,
1085.1_20.004_A, 1085.1_20.005_A, 1085.1_20.006_A, 1085.1_20.007_A,
1085.1_20.008_A, 1085.1_20.009_A, 1085.1_20.010_A, 1085.1_20.011_A.

Second Schedule:

52 Minster Road

London

NW2 3RE

Reason for the Decision:

- 1 The hip-to-gable roof extension is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.



- 2 The rooflights are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

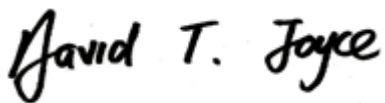
Informative(s):

- 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 Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The development subject to the grant of this certificate would only constitute permitted development if the upper floor windows on the side elevation of the new gable is obscure-glazed and non-opening, unless the openable parts of the window are more than 1.7m above the floor of the room in which the window is installed, in accordance with Condition B.2 and C.2 Classes B and C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3 You are advised that in order to comply with the parameters of permitted development as set down in Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. you must ensure that:-
 - (i) the works do not include the installation, alteration or replacement of a chimney, flue or soil or vent pipe; and
 - (ii) the rooflights on the front roofslope do not protrude more than 150mm beyond the plane of the roofslope.

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 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.