

Rooms Outdoor Ltd  
14 Market Road  
London  
N79PW

Application Ref: **2017/6819/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

24 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 single storey timber garden room to be used as a hobby room.

Drawing Nos: Evidence to Verify the Application; Site Location Plan; Block Plan; [C12917-] 1, 2, 3, 5.

Second Schedule:  
**15 Rochester Square**  
**London**  
**NW1 9SA**

Reason for the Decision:

- 1 The erection of the outbuilding is permitted under Class E, of Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Informative(s):

- 1 The development would only constitute permitted development if the outbuilding remains in a use incidental to the enjoyment of the dwellinghouse at 15 Rochester

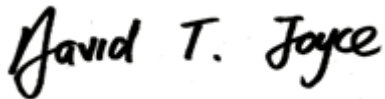


Square. Any material change of use for the structure would require full planning permission.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

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.