

MW-Architects
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/6010/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

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:

New vehicular sliding gate. Removal of the existing hedgerows and small garden area. New proposed hard and soft landscaping, including hard-standing for 2 no. cars. Replacement of obscured glazing to first floor leadlight with clear glazing (details to match existing). Existing gate and fence to be retained.

Drawing Nos: P_10 and P_02.

Second Schedule:

11 Redington Road
LONDON
NW3 7QX

Reason for the Decision:

- 1 The replacement glazing to the first floor leadlight from obscured to clear glazing is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The provision within the curtilage of a dwellinghouse of a hard surface for any



purpose incidental to the enjoyment of the dwellinghouse is permitted under Class F of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

- 3 The new vehicular access is permitted under Class B of Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4 The erection of a new front gate is permitted under Class A of Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

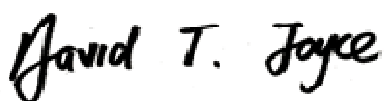
Informative(s):

- 1 The hard surface shall be made of porous materials, in accordance with Condition F.2 of the Town & Country Planning (General Permitted Development) Order 2015.
- 2 The development would only constitute permitted development if the materials used in any exterior work to the first floor front window 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 A.3/B.2 of the Town & Country Planning (General Permitted Development) Order 2015.
- 3 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

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.