

Space Agent Architects Ltd.
19d Phipp Street
London
EC2A 4NP

Application Ref: **2017/6987/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

8 February 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:

Proposed erection of rear dormer roof extension and installation of 3 x no. rooflights to front roofslope of dwellinghouse.

Drawing Nos: Location Plan, HFR_E01d, HFR_E02d, HFR_E03d, HFR_E04d, HFR_E07d, HFR_E08d, HFR_P01f, HFR_P02f, HFR_P03f, HFR_P04f, HFR_P07f2, HFR_P08f2.

Second Schedule:

96 Hillfield Road
London
NW6 1QA

Reason for the Decision:

- 1 The proposed rear dormer is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2016.
- 2 The proposed front roof lights are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2016.



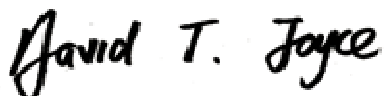
Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work to the dormer subject to the grant of this certificate, are of similar appearance to those used in the construction of the exterior of the existing dwelling house, in accordance with Condition B.2(a) of the Town & Country Planning (General Permitted Development) Order 2015.
- 2 The development subject to the grant of this certificate, would only constitute permitted development where the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20cm from the eaves of the original roof, in accordance with Condition B.2 of the Town & Country Planning (General Permitted Development) Order 2015.
- 3 The development subject to the grant of this certificate, would only constitute permitted development where the roof lights would not project more than 150 mm beyond the plane of the roof slope in accordance with Condition C.1(b) of 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 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.