

Sher & White  
2nd Floor Studio  
225-225A Brecknock Rd  
London N19 5AA

Application Ref: **2018/1672/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

24 May 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 rear roof extension including alteration to roof form; Installation of two roof lights to front roof slope

Drawing Nos: 1707/PD.10, 1707/PD.11, 1707/PD.12, 1707/PD.13, 1707/PD.14

Second Schedule:

**81 Burghley Road**  
**London**  
**NW5 1UH**

Reason for the Decision:

- 1 The rear 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 in the front roof slope are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.



- 3 The soil vent pipe is permitted under Class G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

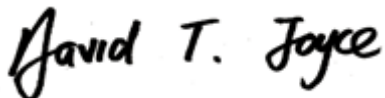
Informative(s):

- 1 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 20 cm from the eaves of the original roof, in accordance with Condition B.2 of the Town & Country Planning (General Permitted Development) Order 2015
- 2 You are advised that in order to comply with the parameters of permitted development as set down in the Town & Country Planning (General Permitted Development) Order 2015 you must ensure that:-
  - (i) the proposed soil vent pipe does not project greater than a maximum of one metre above the highest part of the roof
  - (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.