

Mr Hiren Patel  
31 Black Elephant Architecture Studio  
Friern Barnet Road  
New Southgate  
Barnet  
London  
N11 1NE

Application Ref: **2018/2759/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974 **1568**

26 July 2018

Dear Sir/Madam

### DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by Class A.4 of Part 1 of Schedule 2 of the Town and Country Planning  
(General Permitted Development) Order 2015

#### **Prior Approval Not Required**

Address:

**21 St Cuthbert's Road**  
**London**  
**NW2 3QJ**

Proposal:

Erection of single storey rear extension (6m deep x 3.3m high x 3m to eaves).

Drawing Nos:

Drawing Nos: 18115\_1 Rev 1, 18115\_2 Rev 1, 18115\_3 Rev 1, 18115\_4 Rev 1, 18115\_5  
Rev 1, 18115\_6 Rev 1, 18115\_7 Rev 1, 18115\_8 Rev 1, 18115\_9 Rev 1, 18115\_10 Rev 1,  
18115\_11 Rev 1, 18115\_12, Rev 1, 18115\_13 Rev 1, 18115\_14 Rev 1, 18115\_15 Rev 1.

The Council has considered your application for prior approval for the erection of single  
storey rear extension and **it is not required in this instance.**

Informative(s):

- 1 This written notice indicates that the proposed development would comply with  
condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning

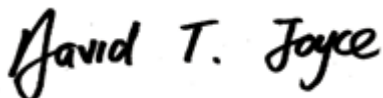
Executive Director Supporting Communities

(General Permitted Development) Order 2015 (as amended). It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

- 2 It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
- 3 It is a requirement of the above condition A.4 that the development shall be completed on or before 30th May 2019.
- 4 It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce  
Director of Regeneration and Planning

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