

Alex Tart Architects  
The Old Boathouse  
1A Putney Embankment  
London  
SW15 1LB

Application Ref: **2018/2362/P**  
Please ask for: **Alyce Keen**  
Telephone: 020 7974 1400

10 August 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 rear extension to two storey rear projection.  
Drawing Nos: E00.0; PD-E01.0; PD-E02.0; PD-E03.0; PD-P02.0; PD-P03.0.  
Permitted Development Justification prepared by Alex Tart architects.

**Second Schedule:**

**29 Hollycroft Avenue  
London  
W3 7QJ**

**Reason for the Decision:**

- 1 The single storey rear extension is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**Informative(s):**

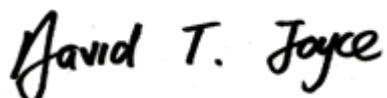
- 1 The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.



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 operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus, 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 operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations 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.