

Application ref: 2018/4497/P
Contact: Thomas Sild
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Date: 21 November 2018

Development Management
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A Richardson, Architect
27 East Field Close
OXFORD
OX3 7SH

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 dormer roof extension to rear and side roof slopes; Installation of 3 rooflights to front roof slopes and 1 rooflight to side roof slope; Installation of front facing window at second floor level

Drawing Nos: (All prefixed 808): 00, 01 C, 02 C, 03 C, 04 C, 05 C, 06 C, 07 C, 08 C, 09 C 12 D, 13 D, 14 D, 15 D, 16 D, 17 D, 18 D, 19 D, 20 D, Existing roof volume calculations, Proposed roof volume calculations

Second Schedule:

67 Minster Road
London
NW2 3SJ

Reason for the Decision:

- 1 The rear/side roof extension is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The installation of the front facing window at second floor level is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

Informative(s):

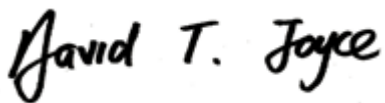
- 1 The development subject to the grant of this certificate would only constitute permitted development if any window on the side elevation of the dwelling house is obscure-glazed and non-opening, unless the openable parts of the window are more than 1.7m above the floor of the room in which the window is installed, 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 works do not include the installation, alteration or replacement of a chimney, flue or soil or vent pipe; and
- 3 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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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.