

Application ref: 2018/4939/P  
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Date: 23 November 2018

**Development Management**  
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Ee Hsien Low  
12 Fontmell Close  
ST. ALBANS  
AL3 5HU

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:

Installation of rear roof dormer and two rooflights to front roof slope of dwelling house.

Drawing Nos: (7 DOBSON-ARC-)0020 A01, 0021 A02, 0022 A01, 0023 A02, 0024 A01

Second Schedule:

**7 Dobson Close**  
**London**  
**NW6 4RS**

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.

Informative(s):

- 1 The development would only constitute permitted development if the materials

used in any exterior work to the roof extension subject to the grant of this certificate, shall be 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.

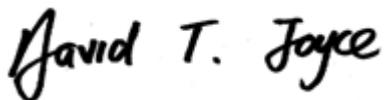
- 2 The development subject to the grant of this certificate, would only constitute permitted development where the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof, in accordance with Condition B.2(b) 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 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.

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.