

Application ref: 2018/4212/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 13 December 2018

Development Management
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Matthew Wood Architects Ltd
4th Floor
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136-148 Tooley Street
SE1 2TU

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: Rear extension at lower ground floor level, altered windows within replacement roof dormers, rearrangement and installation of new & replacement windows and doors, and insertion of new rooflight in front roofslope.

Drawing Nos: E0.1, E1.0, E1.1, E1.2, E1.3, E1.09, P1.0, P1.1, P1.2, P1.3, P1.09 rev D, P2.1 rev D, P2.2 rev C, Sk.01; Drawings received 24/10/2018 - E1.4, E2.0, E2.1, P1.4, P2.0.

Second Schedule:

14 Prince Arthur Road
London
NW3 6AU

Reason for the Decision:

- 1 The alterations with regard to the proposed rear extension, and all new and replacement windows and doors are permitted under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The alterations relating to the front rooflight is permitted under Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended).

Informative(s):

- 1 The development would only constitute permitted development if the materials used in any exterior work (windows, doors, facing materials, and rear addition) 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 A.3 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).
- 2 The development subject to the grant of this certificate, would only constitute permitted development where any rooflight would not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof in accordance with Condition C.1(b) of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).
- 3 The development subject to the grant of this certificate would only constitute permitted development if any upper floor window located in a wall or roofslope forming a 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 Conditions A.3(b) of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 7 The applicant is advised that the express consent of the planning authority would be required for the use as a roof terrace of any part of the flat roof area over the lower ground floor rear extension. Planning guidance in this regard

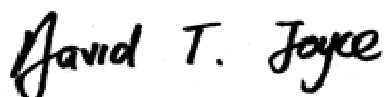
can be received by visiting the Council's website at www.camden.gov.uk/planning or by telephoning Contact Camden on 020 7974 4444.

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.