

Application ref: 2018/3954/P
Contact: Samir Benmbarek
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Date: 15 January 2019

Development Management
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Sanei Hopkins Architects
28 Northampton Park
London
N1 2PJ

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:

Removal of existing window, replacement of 2x windows and installation of 1x new window to side elevation of rear outrigger; enlargement and alterations to 2 rear windows and alterations to rear window to form ground level door; enlargement and alterations to rear ground floor door; raising of outrigger parapet; alterations to outrigger rooflight and addition of two outrigger rooflights.

Drawing Nos: Unnumbered Location Plan (OS Extract). RPR: P1; P2; Design and Access Statement by Sanei Hopkins Architects Ltd.

Second Schedule:

98 Regent's Park Road
London
NW1 8UG

Reason for the Decision:

- 1 The proposed window installations and alterations at the rear of the building and the proposed 3x rooflights are permitted under Classes A and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives:

- 1 The development would only constitute permitted development if the materials used in any exterior work 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/B.2 of the Town & Country Planning (General Permitted Development) Order 2015.

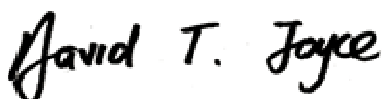
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 The development subject to the grant of this certificate would only constitute permitted development if the upper floor windows 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 A.3 of the Town & Country Planning (General Permitted Development) Order 2015.
- 5 The development subject to the grant of this certificate, would only constitute permitted development where the roof lights would not 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 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 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.