

Application ref: 2019/6382/P
Contact: Mark Chan
Tel: 020 7974 5703
Date: 29 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Poynts Works
8 Blades House
Kennington Oval
London
SE11 5TW

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 rear dormer, installation of front and rear rooflights and re-built addition to rear outrigger roof.

Drawing Nos: Location Plan, Planning Statement, E0.2, E1.1, E1.2, E1.3, E1.4, E2.0, E2.1, E3.0, E3.1, P0.2, P1.1, P1.2, P1.3, P1.4A, P2.0A, P2.1A, P3.0A (Proposed Section A-A Rev A), P3.0 (Proposed Section B-B Rev A) and E0.3

Second Schedule:

57 Burghley Road
London
NW5 1UH

Reason for the Decision:

- 1 The proposed rear dormer window and the replacement roof addition are permitted under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The proposed rooflights to the front and rear are permitted under Class C of Schedule 2, Part 1 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 are similar in 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 as amended.
- 2 The development subject to the grant of this certificate would only constitute permitted development if the upper floor window or any window in 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 and C.2 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 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 as amended.
- 4 The development subject to the grant of this certificate, would only constitute permitted development where the rooflights would project no 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

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 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.