

LDC Report	15/12/2020
Officer Obote Hope	Application Number 2020/4288/P
Application Address Flat 4 28 Steele's Road London NW3 4RE	Recommendation Grant Certificate of Lawfulness (Existing)
1st Signature	2nd Signature (if refusal)
Proposal	
Installation of 4 x rooflights, including the relocation and replacement of the upstand rooflight over the staircase and landing.	
Assessment	
<p>The application site is located on the north side of Steeles Road, west of Haverstock Hill.</p> <p>The application relates to the installation of 4x rooflights (two to the front and two to the rear) and relocation and replacement of 1 x upstand rooflight.</p> <p>The building is not listed and is located in the Eton Conservation Area.</p> <p>The application seeks to demonstrate that 4x rooflights and the relocation/replacement of the upstand rooflight have been installed for a period of 4 years or more such that the retention of the rooflights would not require planning permission.</p> <p>The applicant is required to demonstrate, on balance of probability that the development commenced more than 4 years ago.</p> <p>Applicant's Evidence</p> <p>The applicant has submitted the following information in support of the application:</p> <ul style="list-style-type: none"> • Planning permission dated 24th October 2000; • Copy of drawings prepared by Adjaye and Associates dated 30th August 2000 (Drg. No. PBS 01/001) and 15th January 2001 (Drg. Nos. STR01/011 C); • Certificate of Completion (00/1/0564) dated 19th December 2005; and • Aerial photographic evidence from Google maps between 2003 and 2018. <p>Council's Evidence</p> <p>PWX0002645 - Enlargement of existing front dormer, installation of a roof light to the rear roof slope and enlargement of existing rear dormer and creation of a roof balcony. Granted 24/10/2000.</p> <p>00/1/0564 - Refurbishment & new balcony. Completed on 19 Dec 2005.</p>	

Assessment

Council records indicate that the rooflights were in existence as far back as 2005, which would make them lawful and immune from enforcement action. The agent states that *“planning permission was granted on 24th October 2000 and we have been provided with a drawing dated 30th August 2000 prepared by Adjaye and Associates which is a floor plan of the top floor flat and shows four roof lights alongside the enlargement of the existing front dormer, the installation of a replacement rooflight above the staircase and landing and the enlargement of the existing rear dormer and creation of a roof balcony.*

The agent state that the drawing which was revised to include the rooflights was provided to the Council as part of the planning application in 2000. However, the revised drawings were not referred to in the final decision notice. Notwithstanding the above, it should be noted that a Building Control Completion Certificate was issued for the top flat on the 19th March 2005. The submitted drawings also show four rooflights in the ceiling plan as well as one over the staircase and landing as part of the Building Control Application.

Recommendation:

Approve