

Application ref: 2021/1875/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 1 June 2021

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

Nicholas Lee Architects Ltd.
34A Rosslyn Hill
Hampstead
London
NW3 1NH

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:

Insertion of rooflights to front, side and rear roofslopes, replacement of existing roof to match existing, and removal of 4 brick courses from chimney stack.

Drawing Nos: Site location plan; 1268 - 69 St.Augustines Road-01-EP; 1268 - 69 St.Augustines Road-02-EP; 1268 - 69 St.Augustines Road-01-EE; 1268 - 69 St.Augustines Road-02-EE; 1268 - 69 St.Augustines Road-01-AP; 1268 - 69 St.Augustines Road-03-AP; 1268 - 69 St.Augustines Road-01-AE; 1268 - 69 St.Augustines Road-02-AE; 1268 - 69 St.Augustines Road-03-AE

Second Schedule:

69 St Augustine's Road
London
NW1 9RR

Reason for the Decision:

- 1 The rooflights to the front, side and rear roofslopes are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.
- 2 The removal of 4 brick courses from the chimney stack is permitted under Class G of Part 1 of the Town and Country Planning (General Permitted

Development) Order 2015, as amended.

- 3 The replacement of the roof to match existing does not fall within the "meaning of development" requiring planning permission as defined by Section 55 of the Town and Country Planning Act 1990.

Informative(s):

- 1 The development subject to the grant of this certificate would only constitute permitted development where the roof lights would project no more than 150mm beyond the plane of the roof slope, in accordance with Condition C.1(b) 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 if any upper-floor window located on a roof slope forming a side elevation 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 C.2 of the Town & Country Planning (General Permitted Development) Order 2015.
- 3 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 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.