

Application ref: 2021/3709/P
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Date: 23 September 2021

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Adecon Design & Build Ltd
Unit 11, FreeTrade House
Lowther Road
Stanmore
HA7 1EP
United Kingdom

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:

Single storey rear and side extension and replacement of garage doors with window and door.

Drawing Nos: A4040_107/R01_; 4040_106/R01_; A4040_105/R01_; A4040_104/R01_; A4040_103/R01_; A4040_102/R01_ A4040_101/R01_; A4040_100/R01;

Site Location Plan

Second Schedule:

71 Fortune Green Road

London

NW6 1DR

Reason for the Decision:

- 1 The single storey side and rear extensions and fenestration alterations are permitted under Class A of Part 1 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 to the single storey rear and side extensions and fenestration alterations 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 (as amended).

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 2021.

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. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. 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.