

JS Design (London) LTD
3 West Hill House
West Hill
KENT
DA1 2EU

Application Ref: **2011/0147/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

7 March 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

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:

Certificate of lawfulness for a replacement rear dormer extension and 2 velux windows on front roof slope to existing single dwelling.

Drawing Nos: 10045-L1 'Existing and proposed Loft conversion'; P1.

Second Schedule:

**28 Narcissus Road
London NW6 1TH**

Reason for the Decision:

- 1 The rear roof extension is permitted under Class B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008.
- 2 The front rooflights are permitted under Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008.

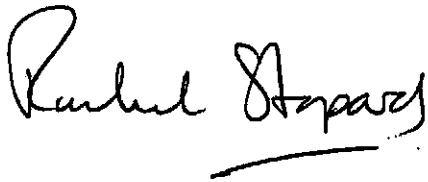


Informative(s):

- 1** Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2** Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 would only constitute permitted development if the materials used in any exterior work to the roof extension 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 1995 as amended by (No.2) (England) Order 2008
- 5** You are advised that in order to comply with the parameters of permitted development as set down in the Town & Country Planning (General Permitted Development) Order as amended by the No. 2 (England) Order 2008 you must ensure that:-
 - (i) the works do not include the installation, alteration or replacement of a chimney, flue or soil or vent pipe; and
 - (ii) the rooflights on the front roofslope do not protrude more than 150mm beyond the plane of the roofslope

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

Notes

1. This certificate is issued solely for the purpose of Section 191 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.

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