

Application ref: 2022/4799/P  
Contact: Fast Track TY  
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Date: 9 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Mulroy Architects Ltd  
The Coalface  
46 Clifton Terrace  
London  
N4 3JP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990

### **Certificate of Lawfulness (Existing) Granted**

The Council hereby certifies that on the 23 December 2022 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Rear roof extension, front rooflight, and soil and vent pipe.

Drawing Nos: (21057-3-)001-P1, 002-P1, 110-P1, 112-P1, 113-P1, 114-P1, 120-P1, 130-P1, 131-P1; GGL-EDL-0114-1004; Email from Mulroy Architects dated 21/02/2023.

Second Schedule:

**42 Pandora Road**  
**London**  
**NW6 1TR**

Reason for the Decision:

- 1 The rear roof extension is permitted under Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 2 The front rooflight is permitted under Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

- 3 The soil and vent pipe located at the rear is permitted under Class G of Part 1 of Schedule 2 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 rear 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 B.2 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 where the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres 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.
- 3 The development, subject to the grant of this certificate, would only constitute permitted development where the front roof light would project no more than 0.15 metres beyond the plane of the slope of the original front roof, in accordance with Condition C.1(b) of the Town & Country Planning (General Permitted Development) Order 2015 as amended.
- 4 You are advised that in order for the development, subject to the grant of this certificate, to constitute permitted development in accordance with Conditions B.1(e) and C.1(d) of the Town & Country Planning (General Permitted Development) Order 2015 (as amended), you must ensure the works do not include:
  - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe (other than hereby permitted under Class G);
  - (ii) the construction or provision of a veranda, balcony or raised platform; or
  - (iii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
- 5 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).
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation

will be granted until the Construction Management Plan is approved by the Council.

- 7 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](http://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 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 191 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.