

Development Management & Building Control Service
Building 4, North London Business Park
Oakleigh Road South, London, N11 1NP
Contact Number: 020 8359 4973

Mr Eli Osborne
4D Planning Consultants LTD.
86-90 Paul Street
3rd Floor
London
EC2A 4NE

Application Number: **15/00882/192**
Registered Date: 19 February 2015

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (Development Management Procedure)
(England) Order 2015: Part 8

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
(PROPOSED USE OR DEVELOPMENT)

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby certifies, within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), that unless any relevant factor has changed since the application date, the following use / development is **LAWFUL**:

Replacement of existing rear dormer windows with 2no. juliette balconies

At: 3 Glebe Crescent, London, NW4 1BT,

as referred to in your application and shown on the accompanying plan(s):

INFORMATIVE(S):

- 1 The plans accompanying this application are: GC01OS, GC01P, GC02P, GC01S, GC02S, GC01E, GC02E, GC03E, GC01E Proposed Side Elevation, GC02P Proposed floor plans, GC03E Proposed Rear Elevation (all received: 19/02/2015)
- 2 This application is determined to be lawful based on the information submitted. If any information provided is inaccurate then this may invalidate the certificate. This would include submission of drawings that do not clearly indicate all non-original extensions to the property.
- 3 This certificate is issued on the basis of the written evidence submitted with the application. Accuracy and the onus of proof rests with the applicant. Please note that this decision relates only to the circumstances whereby the property is in use as a single family dwelling house. This certificate and permitted development rights do not apply in the case of converted properties or flats accommodation.

- 4 The development is permitted by Class B of the General Permitted Development Order 2015 subject to the materials used in any exterior work being of a similar appearance to those used in the construction of the exterior of the existing dwelling house and any windows in a side elevation are required to be obscured glazed and non-opening up to a minimum height of 1.7m above the internal room floor level.
- 5 The reason for this determination is: The proposal is for a building operation/use which, by virtue of Sections 55 and 57 of the Town and Country Planning Act 1990, is development requiring planning permission, but such development is PERMITTED under Classes B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Date of Decision: 15 April 2015

Signed:



Joe Henry
Assistant Director - Development Management & Building Control

NOTE(S):

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/operation above and taking place on the land also described above was lawful on the specified date and, thus, was not 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 described above on the land also specified above. Any use/operation 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 proviso 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.
5. This notice relates solely to the grant of a certificate of lawfulness and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making an application for Building Regulations approval, please contact the Barnet Council Building Control team by email (building.control@barnet.gov.uk), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control.