

BRENT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(a) (b)

DECISION NOTICE - CERTIFICATE OF LAWFULNESS PROPOSED USE OR DEVELOPMENT - CERTIFICATE GRANTED

Application No: 16/2329

To: Mr Osborne 4D Planning 86-90 Paul Street 3rd Floor London EC2A 4NE

I refer to your application dated 31/05/2016 proposing the following: Certificate of lawfulness for proposed erection of single storey rear extension, construction of rear dormer window and installations of 2 front rooflights to dwellinghouse

and accompanied by plans or documents listed here:

42DR01

42DR02

42DR03

42DR04

42DR05

42DR06

42DR07

42DR08

at 42 Dewsbury Road, London, NW10 1ER

The Council of the London Borough of Brent, the Local Planning Authority, hereby certify that the above proposed use or development, more particularly shown edged bold on the attached plan is LAWFUL (if instituted or begun at the time of the application) within the meaning of Section 192 of the Town and Country Planning Act (as amended) for the reason(s) set out on the attached Schedule B.

Date: 13/07/2016 Signature:

Mr Aktar ChoudhuryOperational Director, Regeneration

Notes:

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended)

- 2. It certifies that the matter proposed above at the land specified above is lawful on the date specified above, and thus, not liable to enforcement action under Section 172 of the Act.
- 3. This certificate applies only to the extent of the use, operation or other matter described above and to the land specified above. Any use, operation or other 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.

DnCldG

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REASONING

The proposed erection of single storey rear extension, construction of rear dormer window and installations of 2 front rooflights to dwellinghouse are lawful in that they comply with the requirements for permitted development under Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) 2015 Order. Therefore, planning permission is not required.

OTHER INFORMATION

- This is a determination based on plans submitted as to whether or not planning permission is required. This is not a grant of planning permission. If, during construction, the measurements indicated on the submitted plans are exceeded, planning permission may be required.
- The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- The applicant must ensure, before work commences, that the treatment/finishing of flank walls can be implemented as this may involve the use of adjoining land and should also ensure that all development, including foundations and roof/guttering treatment is carried out entirely within the application property.
- 4 The applicant is reminded that:
 - materials used in external works shall be of a similar appearance to those used in the exterior of the existing dwellinghouse.
 - Proposed roof light cannot protrude further than 150mm above the existing roof plane, when measured perpendicular to the roof plane.
 - The edge of the dormer window closest to the eaves of the original roof should not be less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
 - The side facing window needs to be obscure-glazed.
 - The side facing window needs to be non-opening, unless it will be at least 1.7m above the floor.

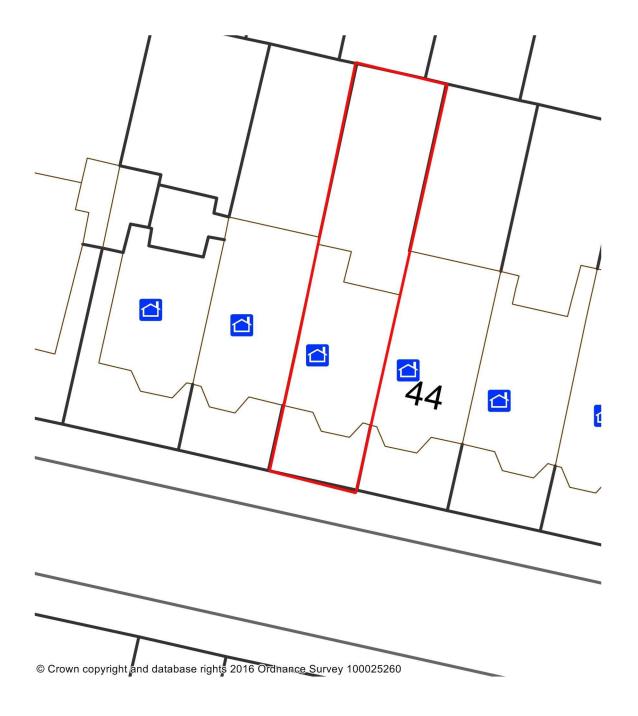
If these conditions are not fulfilled, the proposed development will not be permitted under the Town and Country Planning (General Permitted Development) Order 2015) and planning permission will be required which may not be approved.

Plan referred to in Town Planning Decision Notice



Site address: 42 Dewsbury Road, London, NW10 1ER

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This map is indicative only.