

CERTIFICATE GRANTED



Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR
United Kingdom

Please reply to: Mr Mark Smith
Email: Development.control@enfield.gov.uk
My ref: 16/02555/CEA
Date: 3 August 2016

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015: article 39

1st Schedule PROPOSAL: Hip to gable, rear dormer, front rooflights, single-storey rear extension pursuant to 16/01829/PRH, and outbuilding
2nd Schedule LOCATION: 8 Cranford Avenue London N13 4PA

ENFIELD COUNCIL, hereby certify that on, 8th June 2016 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and coloured red on the plan attached to this certificate, **WOULD BE LAWFUL** if instituted or begun at the time of the application, within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1 The proposed development constitutes Permitted Development under Article 3 and Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Dated: 3 August 2016

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

Ian Davis
Director - Environment
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

Phone: 020 8379 1000
Website: www.enfield.gov.uk



If you have any questions about this decision, please contact the planning officer
mark.smith@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
CRNFA-LOO1		Drawing
CRNFA-P001		Drawing
CRNFA-P002		Drawing
CRNFA-P003		Drawing
CRNFA-E001		Drawing
CRNFA-E002		Drawing
CRNFA-S001		Drawing
CRNFA-L101		Drawing
CRNFA-P101		Drawing
CRNFA-P102		Drawing
CRNFA-P103		Drawing
CRNFA-P104		Drawing
CRNFA-E101		Drawing
CRNFA-E102		Drawing
CRNFA-S101		Drawing
CRNFA-SH101		Drawing

Additional Information

1 You are advised that if you are exercising your right to extend the property as proposed, then the single storey rear extension must be completed by 30th May 2019. You are required to notify the Local Planning Authority of the completion of the development as soon as reasonably practical after completion. The notification must include:

- a) the name of the developer (applicant)
- b) the address or location of the development; and c) the date of completion.

Please send your completion details to licensing@enfield.gov.uk.

Any comments received from statutory bodies in respect of this case will appear in the Council's online planning register.

Notes:

THIS DECISION IN NO WAY AFFECTS ANY LIABILITY YOU MAY HAVE TO OBTAIN APPROVAL OF YOUR PROPOSAL UNDER THE BUILDING REGULATIONS BEFORE ANY WORK ON SITE IS COMMENCED.

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/operations/matter specified in the First Schedule if to take place on the land described in the Second Schedule would be lawful on the specified date, and thus would not be 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 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. In the case of new building works, this decision is issued on the understanding that no part of the building works, including gutters and footings, encroaches beyond the curtilage of the application premises.
6. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at www.enfield.gov.uk or by contacting Building Control by email at building.control@enfield.gov.uk.