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To Drawing And Planning Ltd, Mr David Mansoor  
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Greater London  
NW4 4AR

Reference 00132/19/LAW1

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DECUSE

Town and Country Planning Act 1990 Sections 191 and 192 (as amended)  
Town and Country Planning (General Permitted Development) Order 1995 (as amended)

## Certificate of Lawful Use or Development

Site Address: 19 BOSTON GARDENS BRENTFORD LONDON TW8 9LS

**Development:** Certificate of Lawfulness for the erection of a rear roof extension with hip-to-gable conversion and front roof windows. Erection of a single storey rear extension and a single storey detached summer house within the rear garden. **Drawing Numbers:** BSTGR-E001, BSTGR-E002, BSTGR-E003, BSTGR-P001, BSTGR-P002, BSTGR-P103, BSTGR-S001, BSTGR-L001, BSTGR-L000, BSTGR-E101, BSTGR-E102, BSTGR-E103, BSTGR-P101, BSTGR-P102, BSTGR-S101, BSTGR-L101, Unnumbered Planning Statement. Received: 23/07/2013.

## Granted (Full Planning Permission Not Required)

The London Borough of Hounslow as the Local Planning Authority hereby certify that the proposed erection of a rear roof extension with hip to gable conversion and front roof windows (with a total volume of 39.78 m<sup>3</sup>), erection of a single storey rear extension and a single storey detached summer house within the rear garden as shown on the drawing submitted on 23/07/2013 and numbered BSTGR-E001, BSTGR-E002, BSTGR-E003, BSTGR-P001, BSTGR-P002, BSTGR-P103, BSTGR-S001, BSTGR-L001, BSTGR-L000, BSTGR-E101, BSTGR-E102, BSTGR-E103, BSTGR-P101, BSTGR-P102, BSTGR-S101, BSTGR-L101 and Unnumbered Planning Statement and as verified on site was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reason:

The development complies with the terms of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

### Informative:

1. In order for this development to be lawful the materials used in the exterior work must be of a similar appearance to those used in the construction of the exterior of the existing house. If this is not so, then the works are not covered by this Certificate and are not lawful.
2. In order for this development to be lawful, the edge of the enlargement of the rear roof space closest to the eaves of the original roof must be set in not less than 20cm from the outside plane of the new approved gable. If this is not so, then the works are not covered by this Certificate and are not lawful.
3. The proposed roof extension must not be higher than any part of the existing ridge of the roof. The original ridgeline and ridge capping of the house should be maintained. If the ridgeline is exceeded, then the works are not covered by this Certificate and are not lawful.
4. In order for this development to be lawful, any new window formed in the side elevation of the house at first floor level or above shall be obscure-glazed and non-opening unless parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. If this is not so, then the works are not covered by this Certificate and are not lawful.
5. In order for this development to be lawful the roof lights on the front plane of the roof must not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. If this is not so, then the works are not covered by this Certificate and are not lawful.



6. In order for this development to be lawful, the detached single storey outbuilding must only be used for a purpose incidental to the enjoyment of the house known as number (insert address of property) and for no other purpose (e.g. it shall not be used as a self contained bedroom, living room or office development).

7. This Certificate is valid only so long as there is no change in the law affecting the terms of this decision and only so long as there are no other material changes in circumstances in or around the site which would have led to a conclusion other than that arrived at in this case.

Dated 10 September 2013



Mr A Richards

Assistant Director Community Safety, Environment and Regulatory Services

**Notes:**

1. This certificate is issued solely for the purpose of section [191] [192] 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. 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.]