



To **Drawing and Planning Ltd**
Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Reference **00133/275/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) (England) Order 2015
Certificate of Lawful Use or Development

Site Address: 275 BOSTON MANOR ROAD BRENTFORD TW8 9LG

Development: Certificate of Lawfulness for erection of a rear roof extension incorporating two front roof windows to the house.

Drawing Numbers: Location and Existing Plan: BSTNM-L001, BSTNM-P002, BSTNM-P003, BSTNM-P004, BSTNM-E001, BSTNM-E002, BSTNM-S001. Received: 19 February 2017.

Proposed Plan: BSTNM-L101, BSTNM-P101, BSTNM-P102, BSTNM-P103, BSTNM-E101, BSTNM-E102, BSTNM-S101. Received: 19 February 2017.

Granted (Full Planning Permission Not Required)

The London Borough of Hounslow as the Local Planning Authority hereby certify that on 04 April 2017, the proposal measuring 11.35 cubic metres as shown on the drawing submitted on 19 February 2017 and numbered BSTNM-L101, BSTNM-P101, BSTNM-P102, BSTNM-P103, BSTNM-E101, BSTNM-E102, BSTNM-S101 was lawful within the meaning of Section 191 and 192 of the Town and Country Planning Act 1990 for the following reason:

The development complies with the terms of Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015.

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 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.
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.
6. In order for this development to be lawful, the side faces of the enlargement of the rear roof space must be clad in roof tiles or slates to match those used on the roof slopes of the existing house. If this is not so, then the works are not covered by this Certificate and are not lawful.

This Certificate holds 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.

6. 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 05 April 2017

ANB

Marilyn Smith
Chief Planning Officer (Interim)

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.
5. We collect the Mayor of London's Community Infrastructure Levy (CIL) at the rate of £35 per sq.m of new floor space. Hounslow's Community Infrastructure Levy (CIL) came into force on the 24th July 2015. For details of the rates please refer to our web page: www.hounslow.gov.uk
Your development may be liable to pay the Community Infrastructure Levy. For more information on the Community Infrastructure Levy please look at the planning portal web page. Link: <http://www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil>
If you do not receive a liability notice but like confirmation that you are not CIL liable please email: planningcil@hounslow.gov.uk.

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