



Wandsworth Council

Housing and Community Services Department
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Greater London
NW4 4AR

Our ref: 2015/6789
Date: 26 January 2016

Town and Country Planning Act 1990

CERTIFICATE OF LAWFULNESS OF PROPOSED DEVELOPMENT

The Council, in pursuance of its planning powers, hereby certifies that the proposed development referred to in the schedule below would be lawful if instituted within the meaning of Section 192 of the above Act as amended by the Planning and Compensation Act 1991.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 2015/6789
LOCATION: 7 Daleside Road SW16 6SN
DESCRIPTION: Erection of a rear dormer roof extension
DRAWING NOS: DALRD-E401, DALRD-E402, DALRD-L401, DALRD-P401,
DALRD-P402, DALRD-P403 and DALRD-P404

REASON FOR THE DECISION:

The proposed works fall within the scope of permitted development within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 subject to the following conditions:-

- 1 The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 2 The enlargement must be constructed so that: a) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension, the eaves of the original roof are maintained or reinstated and the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and b) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the

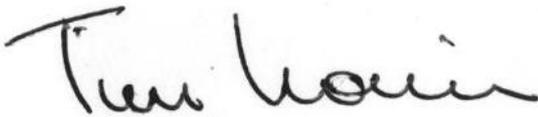
enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

- 4 Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

INFORMATIVE: You are reminded that this certificate is issued on the basis of the physical circumstances prevailing at the property when the application was made. If any other extension is undertaken BEFORE the construction of the extension, then this certificate would no longer be applicable and planning permission may be required for the development presently proposed.

INFORMATIVE: You are advised that the granting of this certificate does not override your responsibilities under the Party Wall Act 1996.

INFORMATIVE: This certificate is based on the drawings and any other information as submitted being a true reflection of the physical circumstances prevailing at the site on the date of the submission of the application. If the existing conditions are different from those shown on the drawings or if the drawings or any other information are inaccurate in any way, the certificate may not be valid.

A handwritten signature in black ink, appearing to read 'Tim Cronin', written in a cursive style.

Tim Cronin,
Assistant Director (Planning and Development)

WANDSWORTH BOROUGH COUNCIL
HOUSING AND COMMUNITY SERVICES DEPARTMENT

GENERAL INFORMATION
TOWN AND COUNTRY PLANNING ACT 1990

This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.

You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.

You are also reminded that the Council's permission does not modify or affect any personal or restrictive covenants easements, etc., applying to or affecting the land or the rights of any persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.