

Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

---

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010 (DMPO) Article 35**

**Ref: P/4694/14**

**GRANT OF CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT  
(Planning Permission Is Not Required)**

---

With reference to the application received on 02 December 2014, accompanied by Drawing(s)

Planning Statement; CVDVN-E001; E002; E003; E101; E102; E103; L000; L001; L101; P001; P002; P003; P004; P101; P102; P103; P104; S001; S002; Email dated 27/01/2015 (confirmation of class B2 C(i) & (ii) and C 1(a).)

HARROW COUNCIL hereby certifies that on 02 December 2014 the development described below (known as the First Schedule):

**CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): ALTERATIONS TO ROOF TO FORM END GABLE AND REAR DORMER; INSTALLATION OF THREE ROOFLIGHTS IN FRONT ROOFSLOPE AND NEW WINDOW IN GABLE**

in respect of the land specified below (known as the Second Schedule):

86 Cavendish Avenue , Harrow , Middlesex , HA1 3RQ

and edged with a bold black line on the plan attached to this certificate, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 (as amended), for the following reason(s):

1	The proposed alterations to the roof to form an end gable with window in the side and rear dormer and the installation of three rooflights in the front roofslope would be within the tolerances of Schedule 2, Part 1 Classes B & C of The Town and Country Planning (General Permitted Development) Order 1995 as
---	---

	amended
2	The proposal is therefore a lawful development

1	<p><b>INFORMATIVE:</b> The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday</p>
2	<p><b>INFORMATIVE:</b> The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves: 1. work on an existing wall shared with another property; 2. building on the boundary with a neighbouring property; 3. excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are quite separate from the need for planning permission or building regulations approval. "The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB Please quote Product code: 02 BR 00862 when ordering. Also available for download from the Portal website: <a href="https://www.gov.uk/party-wall-etc-act-1996-guidance">https://www.gov.uk/party-wall-etc-act-1996-guidance</a></p>
3	<p><b>INFORMATIVE:</b> You should be aware that, whereas a planning permission is valid for three years, a Certificate is only valid for as long as the permitted development legislation that gave rise to the decision remains in place. This could mean that, if the legislation changes after the Certificate was determined, your proposals may no longer be permitted development. In this case this Certificate decision was based on the revised permitted development rights for householders that the Government brought into effect on 1 October 2008. For further advice on the current householder permitted development guidance an interactive guide is available on the Planning Portal on: <a href="http://www.planningportal.gov.uk/england/genpub/en/1115311947777.html">http://www.planningportal.gov.uk/england/genpub/en/1115311947777.html</a> and the full Statutory Instrument published by the Government can be seen on:</p>

	<a href="http://www.opsi.gov.uk/si/si2008/uksi_20082362_en_1">http://www.opsi.gov.uk/si/si2008/uksi_20082362_en_1</a> .
4	INFORMATIVE: The applicant is advised that in future all notes pertaining to materials, window openings etc should be annotated on the drawings.

---

**Date of Decision: 27 January 2015**

*B.C. Kuchar*

**Beverley Kuchar**

**Head of Development Management and Building Control**

**Decision Notice Notes are available at**

**[www.Harrow.gov.uk](http://www.Harrow.gov.uk) in the Planning section, Planning Documents Decision Notice Notes**

**Notes**

1. This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended). It is not a planning permission, and it is not a Building Regulations approval – see note 5 below.
2. It certifies that the development specified in the First Schedule taking place on land described in the Second Schedule was lawful and was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and identified on the attached plan. Any development which is 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 of the 1990 Act, as amended, which states that the lawfulness of a described development 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.

**Does This Work Need Building Regulations Approval?**

5. The attached decision notice relates only to the need for Planning Permission. Your proposals have not been checked to ascertain whether Building Regulations approval is also needed.

**You should satisfy yourself that all necessary approvals or consents have been obtained before you start work.**

Enquiries about the need for Building Regulations approval should be made to:

**Building Control**  
**PO Box 37, Civic Centre,**  
**Harrow HA1 2UY**

You may find the answer to your query at: <http://www.harrow.gov.uk/buildingcontrol>

Telephone 020 8901 2650 (general enquiries)

DN-DCP-GRA  
PLMVM250