

Logcreation Co Uk Limited  
63 London Road  
Wembley  
HA9 7ET

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**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 192  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015 (DMPO) Article 39**

**Ref: P/3991/19**

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

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With reference to the application received on 16 September 2019, accompanied by Drawing(s)

Existing and proposed side elevations dated March 5, 2020; Existing and proposed front elevations dated March 5, 2020; Existing and proposed rear elevations dated March 5, 2020; Existing first floor and proposed first and loft floor plans dated March 5, 2020; Location Plan

HARROW COUNCIL hereby certifies that on 16 September 2019 the development described below (known as the First Schedule):

CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED): Alterations to roof to form end gable and rear dormer with Juliette balcony; installation of two rooflights in front roofslope and new window in side; external alterations

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

267 Rayners Lane, Harrow, HA2 9TU

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 proposal would be within the tolerances of Schedule 2, Part 1 Classes B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
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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 15 April 2015.          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/permission/house">http://www.planningportal.gov.uk/permission/house</a></p>

4	The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to <a href="mailto:nrswa@harrow.gov.uk">nrswa@harrow.gov.uk</a> or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.
5	The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge . Please email <a href="mailto:infrastructure@harrow.gov.uk">infrastructure@harrow.gov.uk</a> with your plans.

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**Date of Decision: 09 March 2020**

Yours faithfully



**Beverley Kuchar**  
**Interim Chief Planning Officer**

**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>

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