



Brent

BRENT COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT)
ORDER 2015

DECISION NOTICE
PRIOR APPROVAL NOT REQUIRED

Application No: 16/0365

To: Mr M Hamm
spaceAgent Architects Ltd
52 Great Eastern Street
London
EC2A 3EP

I refer to your application dated 28/01/2016 proposing the following:
Prior approval for a single storey rear extension to dwellinghouse:
extending beyond the rear wall of the original house - 5 metres
Maximum height - 3 metres
Eaves height - 3 metres

and accompanied by plans or documents listed here:
ANS_LOCATION PLAN
ANS_PROPOSED DRAWING REVE
at 157 Anson Road, London, NW2 4AP

Determination by the Local Planning Authority that the PRIOR APPROVAL of the Authority is NOT
REQUIRED

The London Borough of Brent hereby determine that the prior approval of the Local Planning Authority is not
required for the development proposed.

Date: 10/03/2016

Signature:

Head of Planning, Planning and Regeneration

Note

This decision does not purport to convey any approval or consent which may be required under the Building
Regulations or under any enactment other than the Town and Country Planning Act 1990.

DnPAPNRQ

REASONS

- 1 The proposed single storey rear extension does not require Prior Approval from the Council as no representations were received during the consultation period and it meets the criteria set out in Class A of Schedule 2 Part 1 (for Prior Approval single storey rear extensions up until May 2019).

INFORMATIVES

- 1 The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
- 2 On 28/01/2016 the Local Planning Authority consulted all directly adjoining properties for a minimum of 21 days. As no representations were received, the impact of the extension has not been considered. Prior approval is not required.
- 3 The applicant is reminded that, in order to be lawful, all "prior approval" extensions require:
 - A 21 day statutory prior notification period to adjoining properties and either prior approval not required or to be granted;
 - To be compliant with the requirements of Schedule 2, Part I, Class A of the Town and Country Planning (General Permitted Development) Order, 2015.
 - At the time of the development the property shall be a in lawful use as a single dwellinghouse
 - To be completed on or before 30th May 2019.
- 4 This is a determination as to whether the prior approval of the local planning authority is required in respect of the proposal to erect an extension under the provisions of paragraph A.1(ea) of Schedule 2 Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 2015. This is not a determination as to whether planning permission is required, or not.

Should you require a determination as to whether, or not, planning permission is required then an application for a Certificate of Lawful Development should be submitted to the Council.