

LOCATION: 24 Sydney Grove London NW4 2EH

ALLEGED BREACH: Building Works Not Built in Accordance with Approved Plans

**Recommended
Decision:**

No Further Action (lawful)

Date: 7 April 2020

Case Officer: [REDACTED]

Closure Summary

SV completed 16/10/19 to determine whether extension was over approved 4 metres in height. measurements taken from top of roof (where it elevates) to ground floor was roughly 3.99 metres. (there were three measurements taken 3.98, 3.99 and 4 metres divided by three is 3.99 metres), after reviewing the plans and discussing them with builders it has been confirmed that .11 mm will need to be added to the height based on the OSB board and -.22mm will be subtracted once the land is raised as indicated. This would put the final height at 3.88 or thereabouts. There is no breach at this time. I am recommending the case be closed.

ENFORCEMENT INVESTIGATION CASE NOTES

Date: 11.12.2019
Description ENF Letter to Complainant

Notes:

From: [REDACTED]
Sent: 11 December 2019 10:39
To: [REDACTED]
Subject: RE: ENF/1298/19

Dear [REDACTED]

TOWN AND COUNTRY PLANNING ACT 1990

Site: 24 Sydney Grove, London, NW4 2EH,

Complaint: Building Works Not Built in Accordance with Approved Plans

I refer to your complaint regarding a possible breach of planning control at the above address. I can inform you that the investigation has confirmed that no breach of planning control has occurred. I did conduct a site visit to the property in October and was able to complete all necessary measurements on the rear extension. Measurements were taken from the top of the elevated roof to the ground floor several times. The average of the measurements was roughly 3.98 metres. The approved plans for the extension was 4 metres.

After reviewing the plans and discussing the further works to be completed with the builders on site, I have recommended that the case be closed at this time as there is no breach in planning control.

Please feel free to contact me on the above number should you wish to discuss the matter further. I am sorry that I could not be of greater assistance to you. Nevertheless, I thank you for bringing the matter to my attention.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Officer

Date:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date:

16.10.2019

Description

Site Inspection

Notes:

completed SV 16/10/19 to the property and met with owner [REDACTED]
regarding the concerns with the height of the rear extension being built

outside of approved plans 19/2222/HSE for Single storey rear extension. Alterations to roof of existing single storey rear extension. Alterations to fenestration.

I took measurements of structure with the helps of the builders currently on site. The approved plans provided a height of 4 metres from ground level to top of roof and 3 metres from ground to the top of the eaves.

The ground at the site has yet to be leveled and there are plans in place to do so after construction to the extension is completed. Measuring from the bottom of the ground as is to the top of the eaves is roughly 2.9175, (4 measurements were taken 2.99; 2.78; 2.89; 3.01 and divided by 4 for the mean)

measurements taken from top of roof (where it elevates) to ground floor was roughly 3.99 metres. (there were three measurements taken 3.98, 3.99 and 4 metres divided by three is 3.99 metres), after reviewing the plans and discussing them with builders it has been confirmed that .11 mm will need to be added to the height based on the OSB board and - .22mm will be subtracted once the land is raised as indicated. This would put the final height at 3.88 or thereabouts.

Measurements of the length of the rear extension is 6 metres, which is provided in the approved plans.

I have taken photos for evidence. Based upon my measurements I will recommend that the case be closed as NFA.

Officer

[REDACTED]

Date:

18.09.2019

Description

Miscellaneous notes

Notes:

I emailed complaintant to confirm receipt of email. I will plan to conduct a site visit to the property next week (23rd- 27th)

Dear [REDACTED]

I am the enforcement officer assigned to this case. I am currently on leave until Monday September 23rd and will be planning on conducting a site visit to the property next week.

I do have the photos you have submitted to Fabien and will provide an update after my visit is completed. Thank you for your assistance in this matter.

Kind regards,

Officer

[REDACTED]

Date: 16.08.2019
Description: Acknowledgement letter sent

Notes:
Officer


