

Development Management & Building Control Service  
Barnet House, 1255 High Road, Whetstone, N20 0EJ  
Contact Number: 0208 359 2114

Mr Sohail Chohan  
179 Pinner Road  
Bushey  
Herts  
WD19 4EP

Application Number: **18/2006/PNH**  
Registered Date: 26 March 2018

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Notification pursuant to paragraph A.1(g) of The Town and Country Planning  
(General Permitted Development) Order 2015 (as amended)**

### **PRIOR APPROVAL NOT REQUIRED**

**Proposal: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 2.7 metres and maximum height of 3 metres**

**At: 50 Galsworthy Road, London, NW2 2SH,**

Thank you for your notification of the above development which was registered on 26 March 2018. You should previously have received acknowledgement of receipt of your application.

The Local Planning Authority has notified the adjoining owners or occupiers of your proposals as required by the provisions of the above Order. I can confirm that no objections have been received. It is possible, therefore, for you to exercise your right to extend the property as proposed once 42 days from receipt of your proposals being acknowledged as valid have expired.

Before proceeding with any works it is your responsibility to check that:

- All other provisions of Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) are complied with, in order for the development you propose to be lawful. It is your responsibility to satisfy yourself that this is the case. For further guidance on the additional provisions of Class A please go to [https://www.planningportal.co.uk/info/200130/common\\_projects/17/extensions](https://www.planningportal.co.uk/info/200130/common_projects/17/extensions).
- The property benefits from permitted development rights and these have not been removed. You can undertake a planning history search of your property at [www.barnet.gov.uk/planning-applications](http://www.barnet.gov.uk/planning-applications).

**Please note that this letter does not constitute a Lawful Development Certificate and does not confirm that the development proposed is lawful. If you require confirmation that the development is lawful, this can only be provided via the determination of an application for a Lawful Development Certificate.**

Guidance on this process is available via [https://www.planningportal.co.uk/info/200187/your\\_responsibilities/37/planning\\_permissions/3](https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permissions/3).

You should also note that if you are exercising your right to extend the property as proposed, then the development must be completed by 30th May 2019. You are required to notify the Local Planning Authority of the completion of the development as soon as reasonably practical after completion. The notification must include:

- a) the name of the developer (applicant);
- b) the address or location of the development; and
- c) the date of completion.

Please send your completion details to [pnhconfirmation@barnet.gov.uk](mailto:pnhconfirmation@barnet.gov.uk) quoting the application reference number.

**Date of Decision: 1 May 2018**

**Signed:**



**Fabien Gaudin**  
**Head of Development Management**

**NOTE(S):**

1. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control).

**LOCATION:** 50 Galsworthy Road, London, NW2 2SH,

**PROPOSAL:** Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 2.7 metres and maximum height of 3 metres

KEY DATES	
<b>Statutory Expiry:</b>	<b>7th May 2018</b>
<b>Recommendation:</b>	30th April 2018
<b>Ex. of time</b> (if applicable):	
Site Visit (if applicable):	

<b>Case Officer:</b>	<b>Christian Milner</b>
<b>Area Team:</b>	Finchley and Golders Green Area Team
<b>Applicant:</b>	Mr & Mrs S & R Kabir
<b>Ward:</b>	Childs Hill
<b>CIL Liable?</b>	

**OFFICER'S ASSESSMENT**

## **OFFICER'S RECOMMENDATION / PREVIEW OF DECISION**

Prior Approval Not Required

### **Informative(s):**

1 The plans accompanying this application are:

- 2018-Galsworthy-P-R-01
- 2018-Galsworthy-P-R-02
- 2018-Galsworthy-P-R-03
- Site Location Plan

**Signature of Officer  
with Delegated  
Authority**

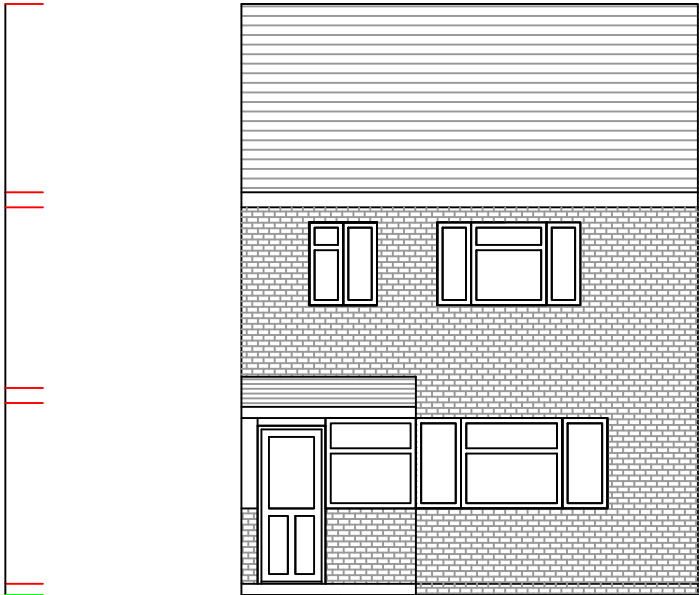
A handwritten signature in black ink, appearing to read 'G. Robinson', is written over a light blue horizontal line.

Graham Robinson, Planning Manager

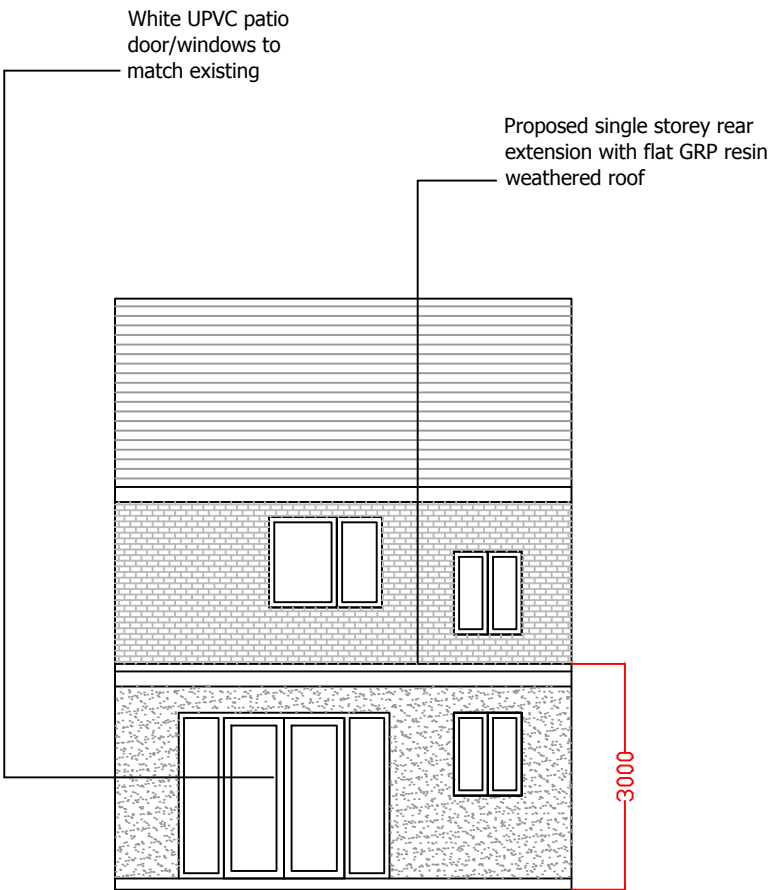
## 50 Galsworthy Road, London, NW2 2SH



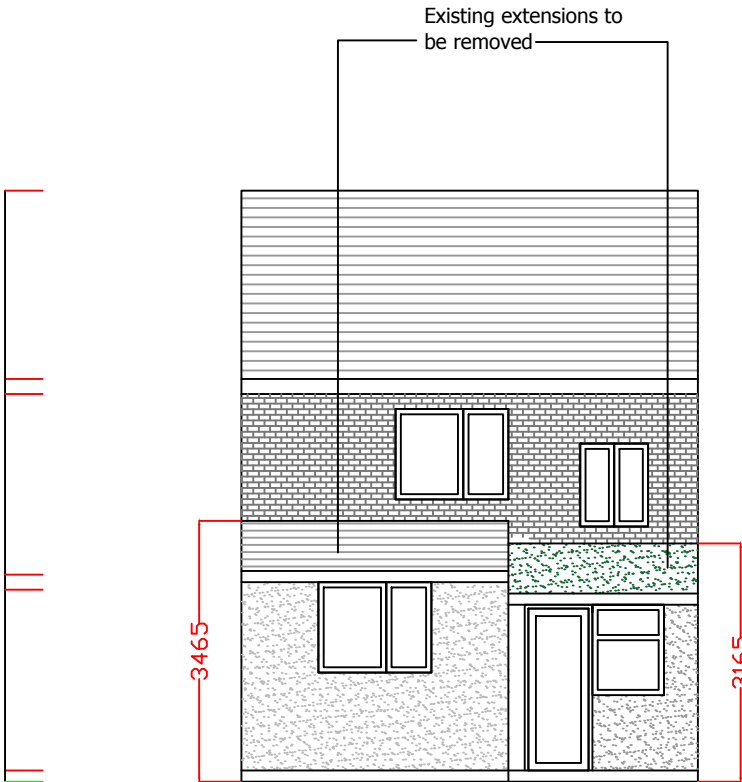
Map area bounded by: 524259,185805 524401,185947. Produced on 24 March 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/233535/318975



EXISTING AND PROPOSED  
FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

NOTES:

NB; Construction must only commence once planning, building control and any other relevant approvals have been obtained. It is the responsibility of the owner to commence prior to receiving these approvals.

These drawings must be read together with the specifications, details, structural designs and calcs issued or referred to.

All works to be carried out to Local Authority Planning and Building Regulation Approval, the Codes of Practice and British Standards as necessary.

All dimensions, levels, sizes, positions and locations of particulars as noted on the drawings are to be verified by the appointed Contractor on site prior to commencement of works. Any discrepancies must be reported to the Architect, Surveyor, Engineer or person responsible immediately.

The contractor is responsible for ensuring compliance with the CDM Regulations and the mandatory H&S on site precautions.

The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.

Sterling Partners

ARCHITECTS : ENGINEERS : PROJECT MANAGEMENT

179 Pinner Road, Bushey, WD19 4EP

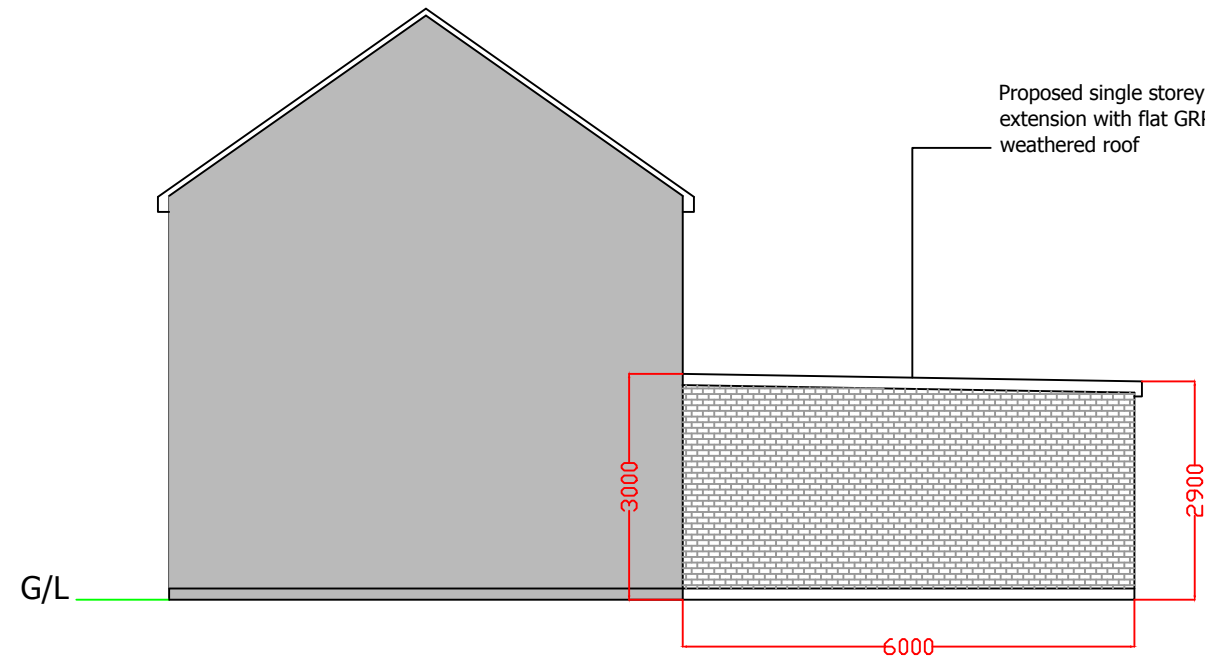
Office: 01923 447738    Mobile: 07919 213127

email: [sc@sterlingpartners.uk.com](mailto:sc@sterlingpartners.uk.com)

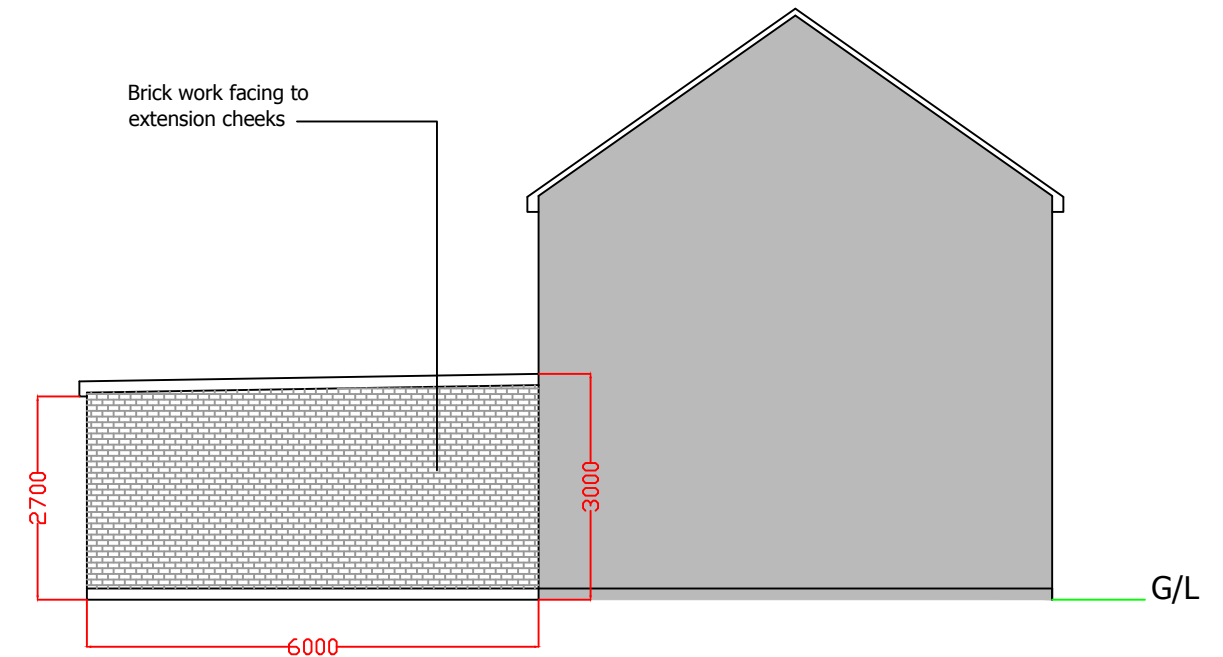
[www.sterlingpartners.uk.com](http://www.sterlingpartners.uk.com)

PROJECT:	PROPOSED LOFT CONVERSION		
CLIENT:	Mr & Mrs Kabir		
SITE:	50 Galsworthy Road London NW2 2SH		

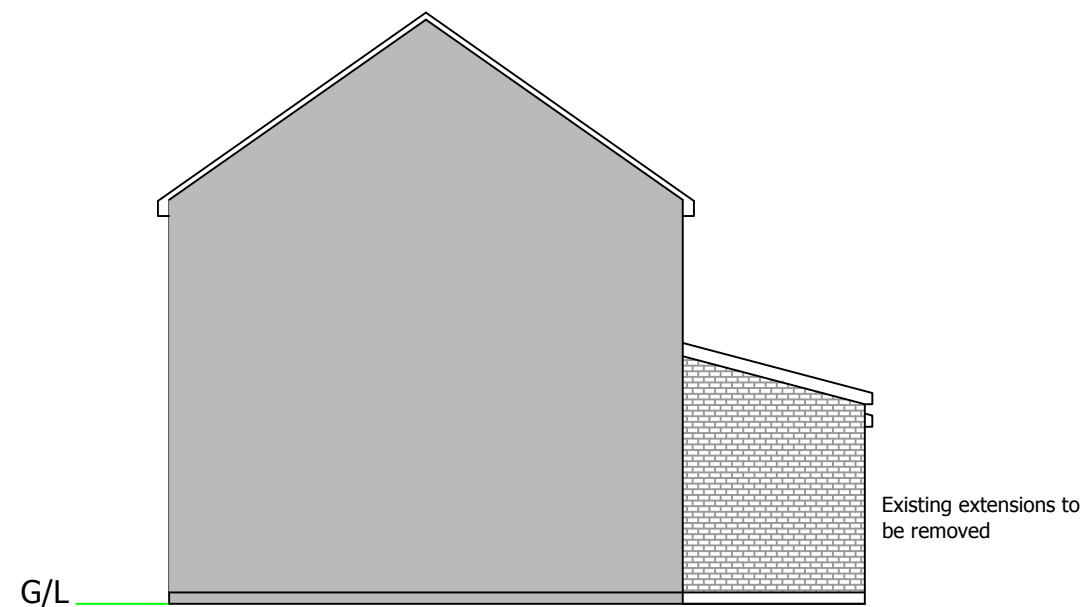
DETAIL:			
EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS			
DRAWING No:			
2018-Galsworthy-P-R-01			
DATE:	14th Mar 2018	REV:	A3
SCALE:	1:100	DRAWN BY:	
		SC	



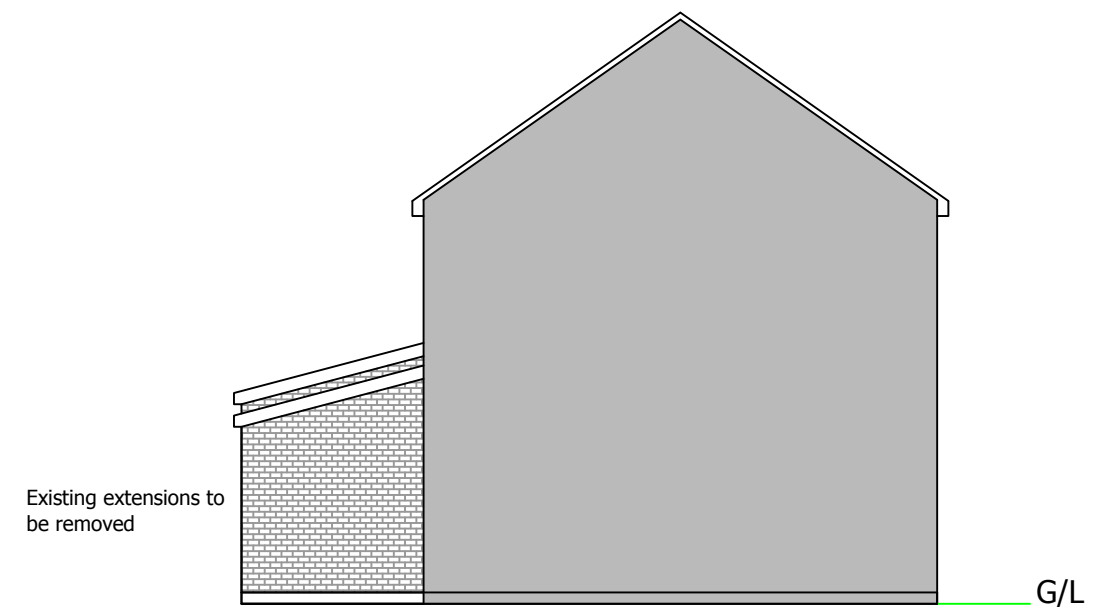
PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION



NOTES:

NB; Construction must only commence once planning, building control and any other relevant approvals have been obtained. It is the responsibility of the owner to commence prior to receiving these approvals.

These drawings must be read together with the specifications, details, structural designs and calcs issued or referred to.

All works to be carried out to Local Authority Planning and Building Regulation Approval, the Codes of Practice and British Standards as necessary.

All dimensions, levels, sizes, positions and locations of particulars as noted on the drawings are to be verified by the appointed Contractor on site prior to commencement of works. Any discrepancies must be reported to the Architect, Surveyor, Engineer or person responsible immediately.

The contractor is responsible for ensuring compliance with the CDM Regulations and the mandatory H&S on site precautions.

The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.

**Sterling Partners**

ARCHITECTS : ENGINEERS : PROJECT MANAGEMENT

179 Pinner Road, Bushey, WD19 4EP  
Office: 01923 447738 Mobile: 07919 213127  
email: [sc@sterlingpartners.uk.com](mailto:sc@sterlingpartners.uk.com)  
[www.sterlingpartners.uk.com](http://www.sterlingpartners.uk.com)

PROJECT:

PROPOSED LOFT CONVERSION

CLIENT:

Mr & Mrs Kabir

SITE:

50 Galsworthy Road  
London  
NW2 2SH

DETAIL:

EXISTING AND PROPOSED SIDE ELEVATIONS

DRAWING NO:

2018-Galsworthy-P-R-02

DATE:

14th Mar 2018

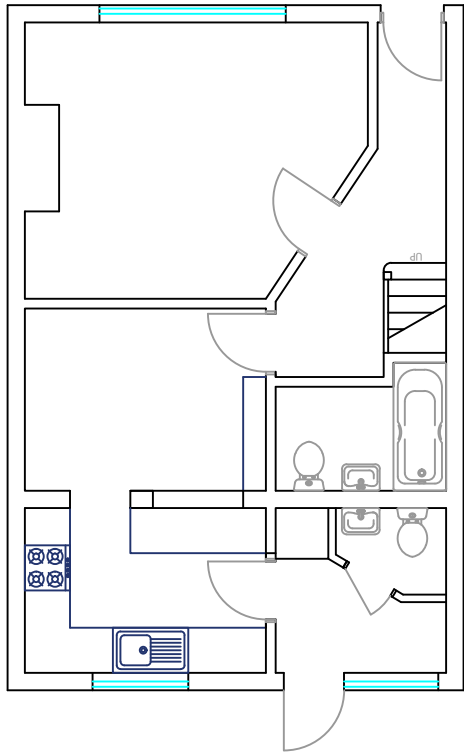
REV:

SCALE:

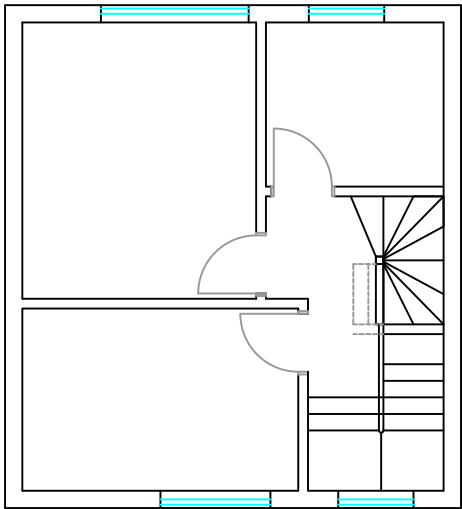
1:100

DRAWN BY:

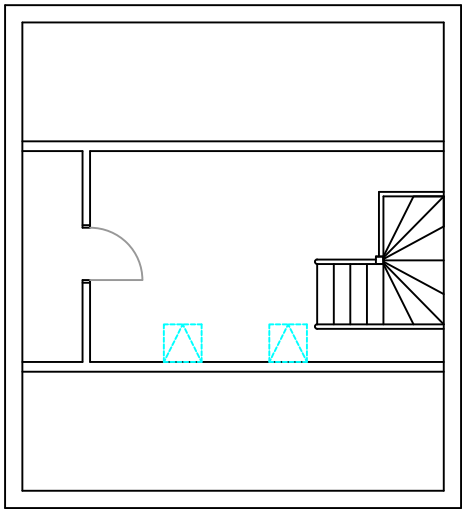
SC



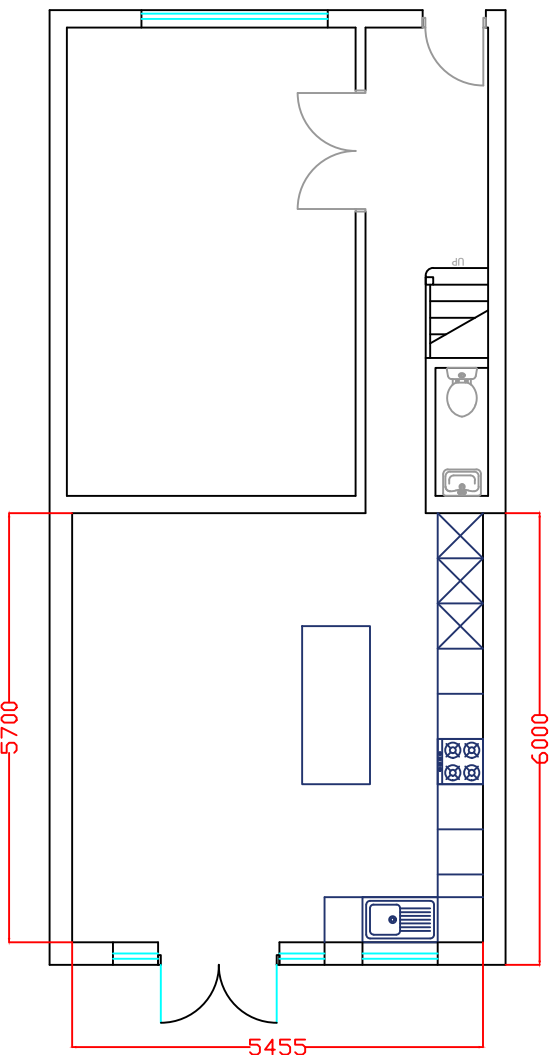
EXISTING G/F



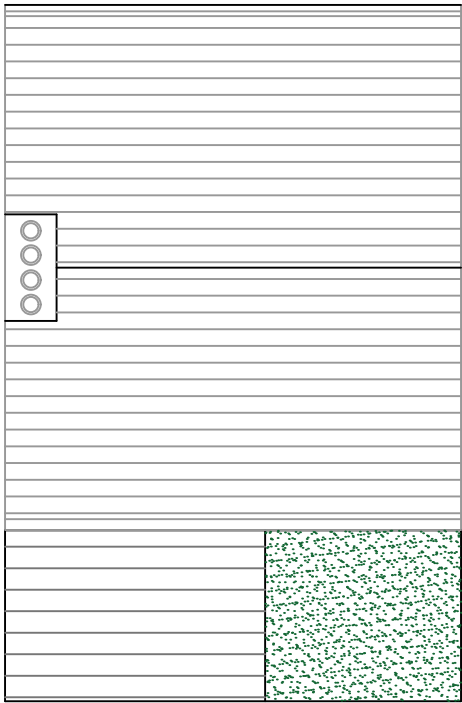
EXISTING F/F



EXISTING G/F

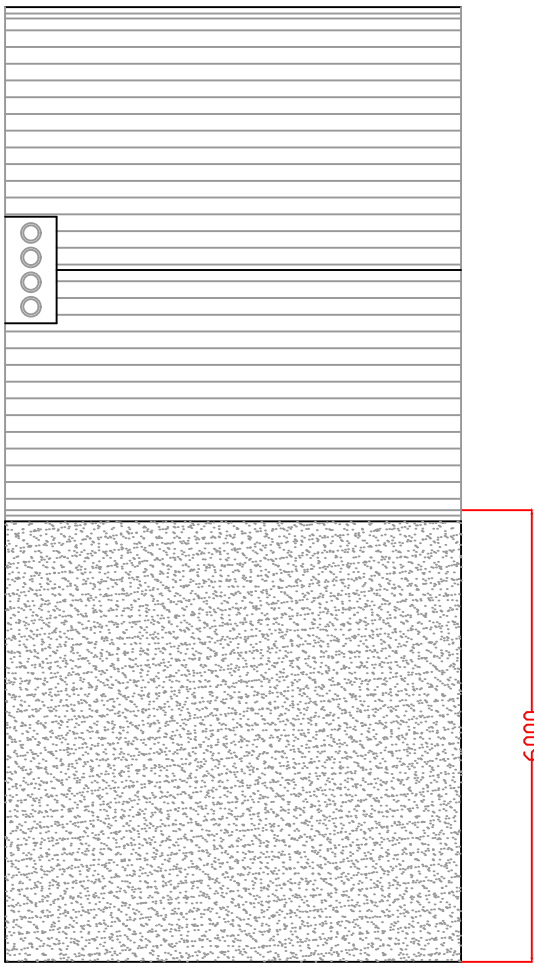


PROPOSED G/F



EXISTING ROOF PLAN

Proposed single storey rear extension with flat GRP resin weathered roof



PROPOSED G/F

NOTES:

NB; Construction must only commence once planning, building control and any other relevant approvals have been obtained. It is the responsibility of the owner to commence prior to receiving these approvals.

These drawings must be read together with the specifications, details, structural designs and calcs issued or referred to.

All works to be carried out to Local Authority Planning and Building Regulation Approval, the Codes of Practice and British Standards as necessary.

All dimensions, levels, sizes, positions and locations of particulars as noted on the drawings are to be verified by the appointed Contractor on site prior to commencement of works. Any discrepancies must be reported to the Architect, Surveyor, Engineer or person responsible immediately.

The contractor is responsible for ensuring compliance with the CDM Regulations and the mandatory H&S on site precautions.

The Client/Building Owner must obtain the necessary Party Wall Agreements prior to commencing works on site.

Sterling Partners

ARCHITECTS : ENGINEERS : PROJECT MANAGEMENT

179 Pinner Road, Bushey, WD19 4EP

Office: 01923 447738    Mobile: 07919 213127

email: [sc@sterlingpartners.uk.com](mailto:sc@sterlingpartners.uk.com)

[www.sterlingpartners.uk.com](http://www.sterlingpartners.uk.com)

PROJECT:

6m SINGLE STOREY REAR EXTENSION

CLIENT:

Mr & Mrs Kabir

SITE:

50 Galsworthy Road  
London  
NW2 2SH

DETAIL:

EXISTING & PROPOSED LAYOUTS

DRAWING No:

2018-Galsworthy-P-R-03

DATE:

14th Mar 2018

REV:

SCALE:

1:100

A3

DRAWN BY:

SC