

LDC (Proposed) Report		Application number	2024/3707/P
Officer		Expiry date	
Lauren Ford		28/10/2024	
Application Address		Authorised Officer Signature	
23 West Hampstead Mews London NW6 3BB			
Conservation Area		Article 4	
South Hampstead (formerly Swiss Cottage)		Basements Alterations to the principle or side elevation Roof alterations to the principle or side elevation Porches Hard surfaces Chimney, flue and soil vent pipes Gate, fence, wall Access Painting exterior of principle elevation Demolition of gate, fence, wall or other means of enclosure PV panels or solar thermal equipment Stand alone solar Flues	
Proposal			
Rear extension with rooflight at ground floor level, changes to windows at first floor level to the rear, roof extension with rooflights and PV panels and demolition of existing chimney.			
Recommendation:		Refuse Lawful Development Certificate	
Site Description: The application site is a two-storey (plus loft level) mews property located on the western side of West Hampstead Mews, south of the junction with Broadhurst Gardens. The site is not statutorily or locally listed but located within the South Hampstead Conservation Area.			
Assessment: The site is covered by an Article 4 Direction which removes permitted development rights for various alterations to a dwelling within the South Hampstead Conservation Area (formerly Swiss Cottage Conservation Area). A link to the relevant Article 4 Direction is as follows: ARTICLE 4 DIRECTION (camden.gov.uk)			

The specific clauses of the Article 4 Direction, as outlined within Schedule 1 of the direction which are relevant to the proposal are as follows:

- *The following development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class:
(b) Any other alteration to the roof on the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publicly accessible space.*
- *The following development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised with any other Class:
(e) The Installation, alteration, replacement or demolition of a chimney, flue or soil and vent pipe on a dwellinghouse which would be visible from a public highway or private street or other publicly accessible space*

The proposal includes alterations to the roof on the principal (front) elevation of the dwelling, and the demolition of an existing chimney which is visible from West Hampstead Mews. Permitted development rights for both of these components of the proposed development are removed by the Article 4 Direction.

The works proposed to the front roof slope and the removal of the chimney constitute development. They do not benefit from planning permission, either through a development order (due to the Article 4 Direction) or granted by the local planning authority. As such they would not be lawful and the certificate is refused.

On the basis of the above, it is recommended that the Certificate of Lawfulness (Proposed) is **refused**.