

London Borough of Camden, Planning – Department Control,  
Camden Council,  
Camden Town Hall,  
London,  
WC1H 8ND

22<sup>st</sup> October 2024

Our project ref. no: 321

**re: Application for a Lawful Development Certificate for improvements or other alteration of a dwellinghouse at 16 Twisden Road, London, NW5 1DN**

To whom it may concern,

We write on behalf of our client, Ms Lucinda Sebag-Montefiore, under section 191 for the Town and Country Planning Act 1990 (as amended) to apply for a Lawful Development Certificate: Proposed Use in relation to proposed improvements or other alteration of a dwellinghouse at 16 Twisden Road.

16 Twisden Road is a two-storey semi-detached house. The area is predominantly residential. The site is within the Dartmouth Park Conservation Area but is not subject to any Article 4 Directions removing permitted development rights. It is not a listed building.

The certificate application seeks to confirm that the proposed improvements or other alteration of a dwellinghouse and other alterations etc to the roof of a dwellinghouse are permitted development, and therefore do not require planning permission.

Policy Considerations: Town and Country Planning (General Permitted Development) Order 1995; Schedule 2: Part 1: Class A & C, Part 14: Class A;

The submission pack includes the following documents:

- Application form
- CIL form
- Site location plan
- Existing and proposed drawings
  - EX 000 – Existing Location Plan
  - EX 001 – Existing Cellar Plan
  - EX 002 – Existing Ground Floor Plan
  - EX 003 – Existing First Floor Plan
  - EX 004 – Existing Loft Plan
  - EX 005 – Existing Roof Plan
  - EX 201 – Existing Front Elevation
  - EX 202 – Existing Rear Elevation
  - EX 203 – Existing West Elevation
  - EX 204 – Existing East Elevation
  - PD 001 – Proposed Cellar Plan
  - PD 002 – Proposed Ground Floor Plan
  - PD 003 – Proposed First Floor Plan
  - PD 004 – Proposed Loft Plan
  - PD 005 – Proposed Roof Plan
  - PD 201 – Proposed Front Elevation
  - PD 202 – Proposed Rear Elevation
  - PD 203 – Proposed West Elevation
  - PD 204 – Proposed East Elevation
- This covering statement
- A Fee of £199.00 has been paid online

## Assessment of Proposed Changes

### Schedule 2, Part 1, Class A – Enlargement, improvement or other alteration of a dwelling house

As stated in the guidance on improvement or other alteration of a dwellinghouse, found on London Borough of Camden's (LBC) website and together with the Town and Country Planning (General Permitted Development) (England) Order (2015), alterations to the arrangement of fenestration and doors on the elevations of a dwellinghouse is permitted development under Class A – the enlargement, improvement or other alteration of a dwellinghouse.

We confirm that this proposal is in line with the guidance and Permitted Development Rights, Schedule 2, Part 1: Development within the curtilage of a dwellinghouse, Class A, as follows:

- A.1(a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- A.1(b) The proposed total area of ground covered by buildings within the curtilage of the dwellinghouse does **not** exceed 50% of the total area of the curtilage,
- A.1(d) The proposal does **not** exceed the height of the of the existing dwellinghouse;
- A.1(c) The proposals do **not** involve any alteration to the height of the existing dwellinghouse;
- A.1(f),(j) The proposal does **not** extend beyond the rear wall of the original dwellinghouse by more than 3 meters, does **not** have more than a single storey, does **not** exceed 4 meters in height;
- A.1 (e) The enlarged part of the dwellinghouse does **not** extend beyond a wall which—
  - (i) forms the principal elevation of the original dwellinghouse; or
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- A.2 (a) In the case of a dwellinghouse on article 2(3) land, it does **not** consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- A.2 (b) In the case of a dwellinghouse on article 2(3) land, the enlarged part of the dwellinghouse does **not** extend beyond a wall forming a side elevation of the original dwellinghouse;
- A.2 (c) In the case of a dwellinghouse on article 2(3) land, the enlarged part of the dwellinghouse does **not** have more than a single storey and extend beyond the rear wall of the original dwellinghouse;
- A.3(a) The materials used in the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

### Schedule 2, Part 1, Class C – Other alterations etc to the roof of a dwellinghouse

As stated in the guidance on other alterations etc to the roof of a dwellinghouse, found on London Borough of Camden's (LBC) website and together with the Town and Country Planning (General Permitted Development) (England) Order (2015), other alterations etc to the roof of a dwellinghouse is permitted development under Class B – additions etc to the roof of a dwellinghouse.

This section seeks to confirm that the proposed addition of a new skylights to the roof slopes and replacement of cement tiles with new artificial slate tiles, is permitted development under Class B, and does not require planning permission.

We confirm that this proposal is in line with the guidance and Permitted Development Rights, Schedule 2, Part 1: Development within the curtilage of a dwellinghouse, Class C, as follows:

- C.1(a) Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

- C.1(b) The proposal does **not** protrude more than 0.15m beyond the plane of the slope of the original roof when measured perpendicular with the external surface of the original roof;
- C.1 (c) The proposal does **not** exceed the height of the highest part of the original roof;
- C.1 (d) The proposal does **not** consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;
- C.2 (a) (b) The proposal **does** include any window located on a roof slope forming a side elevation of the dwelling house to be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room which the window is installed

## **Schedule 2, Part 14, Class A – Installation or alteration of solar equipment on domestic premises**

As stated in the guidance on solar panels and planning permissions, found on London Borough of Brent's website and together with the Town and Country Planning (General Permitted Development), the installation of solar panels is permitted development under Class A – installation or alteration etc of solar equipment on domestic premises.

The guidance states that in order to comply with permitted development conditions, the solar panel should be sited, so far as is practicable, to minimise its effect on the external appearance of the building and the amenity of the area. We confirm that this proposal is in line with the guidance and Permitted Development Rights, Schedule 2, Part 14: Renewable energy, Class A, as follows:

- A.1: The solar panels **will** be mounted on a dwellinghouse;
- A.1 (a) The panels will **not** protrude more than 20cm from the external surface of the roof slope, when measured perpendicularly;
- A.1 (b) The highest part of the solar panel or equipment will **not** be higher than the highest part of the roof (excluding any chimney) (in the case of a pitched roof);
- A.1 (d) The property is **not** a listed building or within the curtilage of a listed building;
- A.1 (c) In the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment is **not** installed on a wall which fronts a highway;
- A.1 (e) The property is **not** a listed building or within the curtilage of a listed building;

## **Conclusion**

It is considered that the proposed erection of a rear extension, the replacement of cement tile roof with artificial slate roof, replacement of sash windows and doors, insertion of new skylights and new solar panels to roof slopes, constitute permitted development and therefore do not require the benefit of planning permission. As such we hope that the Certificate of Lawfulness can be issued without delay.

I look forward to receiving confirmation that the application has been registered and validated. Please do not hesitate to contact us if you require any further information regarding this application.

Yours faithfully,

Robert Dye

for and on behalf of  
Robert Dye Architects LLP