

**PERMITTED DEVELOPMENT APPLICATION:**

Certificate of lawful development

Date: April 2025

**Application Details**

Applicant: Jasper Cuppaidge and Laila Hegarty

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Dartmouth Park Conservation Area

Project: Window alterations to terraced house

Site Address: 41 Croftdown Road, London, NW5 1EL

**Introduction**

This document sets out the proposed development at 41 Croftdown Road, which involves the replacement of existing white timber-framed sash windows on the first and second floor of the property – to the side (west) and rear – with white timber-framed triple-glazed units. The works are to a Victorian mid-terrace property in the London Borough of Camden. The property is within the Dartmouth Park conservation area. We have detailed, below, the relevant clauses of the GPDO 2015 [as amended in 2024] (Part 1: development within the curtilage of a dwellinghouse, Class A - improvement or alteration to a house, as well as general alterations such as new windows and doors) to show that the proposed development is permitted:

**Part 1 Class A.1**

- a) The property is a dwellinghouse (use class C3)
- k) No verandahs, balconies or raised platforms are proposed, nor are an antenna, chimneys, flues or soil pipes proposed to be installed.

**Condition A.2:**

- a) The proposal does not consist of cladding any part of the exterior of the dwelling house.
- b) The dwelling house will not be enlarged.
- c) As above.

**Condition A.3:**

- a) The proposed materials – glazing and painted frame – are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (white-painted).
- b) There are no new window openings proposed to roof slopes or side elevations.
- c) The dwellinghouse will not be enlarged.

Given the above, the proposed works conform to the conditions set out in the Town and Country Planning (General Permitted Development) (England) Order 2019. We therefore believe that the proposals are permitted, and a Certificate of Lawful Development should be granted.

**Supporting Documents:**

Please see accompanying drawings for full details of the scheme.