

<b>LDC Report</b>		20/12/2011
<b>Officer</b>		<b>Application Number</b>
Connie Petrou		2011/5350/P
<b>Application Address</b>		<b>Drawing Numbers</b>
16 Countess Road London NW5 2NT		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
The installation of 3 x rooflights to the front roof slope, 6 x solar panels on principle rear roof slope, 4 x solar panels on side return roof slope, 3 x solar panels on roof slope of single storey extension in connection with single family dwelling (class C3)		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The site is a single family dwelling that lies within the Kentish Town Conservation Area. The application is for a certificate of lawfulness (proposed) for the installation of 3 x rooflights on the front roof slope 13 x solar panels to the rear roof slope of house and single storey extension. Permitted development rights are conferred by the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Part 1 Class C of the amended Order deals with any other alteration to the roof of a dwelling house. Part 40 Class A of the amended Order deals with the installation of domestic microgeneration equipment.</p> <p>Homeowners can make certain types of minor changes to a house without needing to apply for planning permission. These are called "permitted development rights". They derive from a general planning permission granted not by the local authority but by Parliament. Therefore there are certain alterations, which are permitted without the requirement of planning permission. As such amenity issues and Camden's Local Development Framework can not be taken into account in this instance. There is a set criteria which the application has to meet to constitute permitted development. For development to be permitted it must meet the following criteria of Part 1 Class C and Part 40 Class A. These are assessed below:</p> <p><b>Part 1 Class C</b></p> <p>C.1. Development is not permitted by Class C if—</p> <p>(a) the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;</p> <p><i>An informative has been added reminding the applicant that the development would only constitute permitted development where the roof lights would project no more than 150mm beyond the plane of the roof slope.</i></p>		

(b) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

*Complies – The proposed rooflights do not go any higher than the roof ridge.*

(c) it would consist of or include—

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alteration or replacement of solar photovoltaic's or solar thermal equipment.

*Not applicable - The proposal does not include a chimney, flue or soil and vent pipe and the installation of solar photovoltaic's is assessed under Part 40.*

**A.1** Development is not permitted by Class A of Part 40 if—

- (a) the solar PV or solar thermal equipment would protrude more than 200 millimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

*Complies – The solar panels protrude a maximum of 200mm beyond the plane of the roof slope.*

- (b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding the chimney);

*Complies – the proposed solar panels do not sit above the ridge line of the roof;*

- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed -
  - i) on a wall forming the principle or side elevation of the dwelling house and would be visible from a highway; or
  - ii) on a wall of a building within the curtilage of the dwellinghouse and would be visible from a highway; or

*Not applicable – the proposal is to be installed on the rear roof slope which does not form the principle or side elevation of the dwellinghouse*

- (d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building.

*Not applicable – the dwellinghouse is not a listed building.*

**Recommendation: Grant Certificate of Lawfulness**

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