

LDC Report		15/07/2010
Officer		Application Number
Fergus Freaney		2010/2193/P
Application Address		Drawing Numbers
8 Bertram Street London N19 5DQ		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Replacement of existing single glazing with double glazing within existing timber sash frames to front and rear windows, and installation of solar panels on south-west roofslope behind parapet to existing dwelling house (Class C3).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
The Site		
<p>The site is a three storey single family dwelling house located on the south west side of Bertram Street.</p> <p>The building is not listed but is located within the Dartmouth Park Conservation Area.</p>		
Proposal		
It is proposed to replace the existing single glazed, timber framed windows at front and rear elevations with timber framed, double glazed windows. Also, two solar panels and five photovoltaic panels will be placed on the south west roof slope of the property.		
Assessment		
<u>Windows</u>		
<p>The proposed vacuum sealed double glazed units would fit within the existing sash windows or, where necessary, the frames would be re-made in timber to the same proportions as the existing sashes.</p> <p>Aside from the replacement of single glazing with double glazing, there will be no other changes in terms of materials, size, design or colour of the window frames. The proportions and profiles of the casements and glazing bars will remain as existing with no difference as viewed from the outside.</p>		

The proposed replacement of the existing single glazed windows with double glazed windows would not materially affect the appearance of the building and is therefore not considered to fall within the “meaning of development” outlined in section 55(2)(a) of the Town and Country Planning Act 1990.

Solar and Photovoltaic Panels

The proposed Solar Panels (x2) would measure 1140mm x 2040mm, the Photovoltaic panels (x5) would measure 900mm x 1600mm. The panels would:

- not protrude more than 200 millimetres beyond the plane of the roof slope;
- would not result in any part of the panels being higher than the highest part of the existing roof;
- would not be installed on a slope forming the principle or side elevation of the dwelling house.

With regard to condition A.2 (a) and (b) the solar panels have been sited behind an existing parapet wall so as to minimise their effect on the external appearance of the building and the amenity of the area.

The proposed solar panels are therefore considered to be permitted development under Part 40, Class A of the GPDO 2008.

Recommendation: Grant Lawful Development Certificate

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