

LDC Report		02/07/2010
Officer		Application Number
John Sheehy		2010/1975/P
Application Address		Drawing Numbers
33 Chester Close North London NW1 4JE		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Conversion of internal garage to additional habitable accommodation to single family dwelling house with associated external alterations.		
Recommendation: Issue Certificate of Lawfulness		
Assessment		
<p>The house is located within Chester Close North, a low-rise housing estate located between Albany Street, to the east, and the Grade I Listed Chester Terrace by John Nash, to the west. The house which this application relates to is a three storey terraced dwellinghouse. The property is located in Regents Park Conservation Area.</p> <p>The application for Certificate of Lawful Development (Proposed) is in relation to the following works:</p> <p><u>Front elevation</u></p> <p>New window at ground floor level;</p> <p><u>Rear elevation</u></p> <p>Removal of existing garage door and insertion of new door and window in its place;</p> <p>Blocking up of existing rear door and insertion of a new window in its place.</p> <p><u>Other works</u></p> <p>The proposal involves insertion of a grille and 2 meter cabinets (for gas and electricity) on the ground floor rear elevation and a gas boiler flue on the first floor rear elevation. These minor works are considered as de minimus alterations, i.e. works which are too minor to constitute 'development' and for which planning permission is not required.</p> <p>Assessment</p>		

The proposed works are assessed under Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008 under which “the enlargement, improvement or other alteration of a dwellinghouse” is considered as permitted development.

The new windows and door and the replacement brickwork would be within the existing building envelope on the ground floor level and therefore do not constitute an increase in height or an ‘enlargement’ of the dwelling and no external part of the roof would be affected.

Class A.2

The proposal would not include the cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles.

Class A.3

The proposed works would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Other issues

Condition 5 of the original permission dated 5 July 1961 (ref. 83037) states: “The garages shall not be used for any purposes other than those incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom”. This condition is not considered to prevent the conversion of the garage from car-parking to habitable accommodation being carried out a permitted development as proposed.

Conclusion

The proposals are considered lawful under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008.

Recommendation: Issue Certificate of Lawfulness.

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