



Phillips Planning Services Ltd.
Town Planning and Development Consultants

12 MARYON MEWS

LONDON

SUPPORTING STATEMENT

**APPLICATION FOR A LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED
ALTERATION/INSERTION OF FRONT
ELEVATION WINDOW**
FEBRUARY 2015

1.0 INTRODUCTION

- 1.1 The following supporting statement has been prepared in relation to an application to confirm by way of Lawful Development Certificate that the proposed alteration/insertion of a window to the front elevation of 12 Maryon Mews, London would constitute permitted development.
- 1.2 The property is a 1970s two storey residential dwellinghouse located between Connaught Mews to the west and 1-8 Maryon Mews to the east and sits within the Hampstead Conservation Area.
- 1.3 An Article IV Direction restricting the permitted development rights of a number of properties within the Conservation Area was issued in September 2010, however 12 Maryon Mews was not included in the direction.
- 1.4 It is therefore understood that the property benefits from residential permitted development rights as afforded under Part 1 of the General Permitted Development Order.
- 1.5 It is considered that the proposed alteration of the front elevation window of 12 Maryon Mews would be enabled by Part 1 Class A of the General Permitted Development Order and accordingly will not require planning permission.
- 1.6 This statement will identify how the proposal conforms with the provisions of the order and is set out as follows:

1.0 Introduction

2.0 Analysis of General Permitted Development Order

3.0 Summary

2.0 ANALYSIS OF GENERAL PERMITTED DEVELOPMENT ORDER

2.1. *“The enlargement, improvement or other alteration of a dwellinghouse”* is stated to be permitted development under Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (no.2) (England) Order 2008 unless it falls foul of any restriction set out under provisions A.1 and A.2 (Article 1 (5) Land) or would be in conflict with conditions set out under provision A.3.

2.2. It is considered that subject to the window being altered/inserted in accordance with submitted drawings, it would not conflict with any of the provisions of the order and would therefore be permitted development.

2.3. The conformity of the proposal with the provisions of Part 1 Class A are discussed further below:

Provisions under paragraph A.1 ‘Restrictions to Permitted Development’

2.4. These provisions do not restrict the alteration/insertion of windows in a dwellinghouse.

2.5. These provisions effectively all relate to restricting the height, depth, form and position of proposed extensions.

Provisions under paragraph A.2 ‘Restrictions to Permitted Development on Article 1 (5) Land’

2.6. These provisions relate to the restriction of permitted development rights afforded to dwellinghouses on Article 1 (5) land such as Conservation Areas.

2.7. These provisions restrict the cladding of the exterior of a dwellinghouse with a variety of identified materials and classify that side extensions and rear extensions greater than one storey would not be permitted development.

2.8. These provisions therefore do not restrict the alteration/insertion of windows.

Provisions under paragraph A.3 'Conditions'

- 2.9. Provision A.3 sets out three conditions which all development permitted under Part 1 Class of the General Permitted Development Order should comply with.

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

- 2.10. The proposed alteration/insertion of the front elevation window would be formed to match the appearance of the existing upper floor windows of the dwellinghouse and neighbouring properties.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

- 2.11. The proposed window alteration is to the principal elevation of the property and as such this condition does not apply to the proposal.

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse."

- 2.12. The proposal will not result in an enlarged part of the dwellinghouse.

3.0 SUMMARY

- 3.1. As has been set out, it is considered that the proposed alteration/insertion of the front elevation window to no. 12 Maryon Mews, London is in conformity with all provisions of Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (no.2) (England) Order 2008 and is therefore permitted development.
- 3.2. We are therefore seeking the council's review of this proposal and request that a Lawful Development Certificate is issued to confirm that the work would not require planning permission.



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