

Pringle.Design+

Architectural Design

Planning Statement

Additions to the rear dormer

111A SUMATRA ROAD, LONDON,
NW6 1PL

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INTRODUCTION

This is a proposed certificate of lawfulness application for a rear roof addition and two front elevation skylights.

Please find enclosed:

- 1:1250 Location plan.
- Existing plans, elevations and section through.
- Proposed plans, elevations and section through.
- Existing and proposed site plans.
- Certificate of lawfulness application form.

SUPPORTING CERTIFICATE OF LAWFULNESS STATEMENT

The property is a infill house joining two terrace rows In Camden on Sumatra Road. The dwellinghouse is set over two floors with ample space in the roof. A lawful development certificate has been issued as part of application 2015/2734/P which states that the property is a dwelling and retains all permitted development rights.

COMPLIANCE WITH PERMITTED DEVELOPMENT RIGHTS

It is considered the proposed roof extension would comply with Part 1, Class B of the town and country planning (general permitted development) order 2008 as;

All works would be within the curtilage of the dwellinghouse.

B.1

- (a) No part of the building enlarged would exceed the highest part of the roof of the dwellinghouse;
- (b) No part of the building enlarged would extend beyond the plane of the existing roof slope, which forms the principal elevation and fronts a highway.
- (c) Cubic content of the extension would not exceed 40 cubic meters.
- (d) Would not consist of or include:
 - (I) the construction or provision of a veranda, balcony or raised platform.
 - (II) the installation, alternation or replacement of a chimney, flue or soil and vent pipe.
- (e) The dwellinghouse is not in a conservation area.

B.2

- (a) The materials match the existing house.
- (b) The edge of the enlargement closest to the eaves of the original roof would not be less than 20cm from the eaves of the original dwellinghouse.

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