

## Muthoora, Leela

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**From:** Nicholas Bradfield [REDACTED]  
**Sent:** 26 November 2017 11:45  
**To:** Muthoora, Leela  
**Cc:** 'Rae Fether'  
**Subject:** RE: 41 Twisden Road 2017/5814/P  
**Attachments:** 41 Twisden Road 11-17.doc

**Categories:** Blue Category

Hi Leela,

Further to your email below these are now the approved DPCAAC comments. Please acknowledge receipt.

41 Twisden Road - 2017/5814/P Certificate of Lawful Use

Installation of 2x roof lights to the front and 2x roof lights to the rear roof slope.

"DPCAAC regrets there are proposed roof lights to the front, clearly in excess for what's needed for "storage". It is an attempt to create extra accommodation in the roof space. If the officer granting the Certificate of Lawfulness (Proposed) refers to the numbered plans and the use shown on the drawings as a storage facility she may find it technically illegal to make it a habitable room. This has a complex planning history details of which are attached"

Regards

Nick Bradfield

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**From:** Muthoora, Leela [mailto:Leela.Muthoora@camden.gov.uk]  
**Sent:** 22 November 2017 15:23  
**To:** Nicholas Bradfield [REDACTED]  
**Cc:** 'Rae Fether' [REDACTED]  
**Subject:** RE: 41 Twisden Road 2017/5814/P

Hi Nick

Thank you for your email, yes, please email me your comments directly so I can upload and address them in my report.

Kind regards

Leela Muthoora  
Planning Technician

Telephone: 020 7974 2506



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**From:** Nicholas Bradfield [REDACTED]  
**Sent:** 20 November 2017 10:14  
**To:** Muthoora, Leela <[Leela.Muthoora@camden.gov.uk](mailto:Leela.Muthoora@camden.gov.uk)>

41 Twisden Road, London NW5 1DL - **2017/5814/P**

**Certificate of Lawful Use (Proposed)**

While the excessive number of rooflights (Installation of 2x roof lights to the front and 2x roof lights to the rear roof slope) fall within permitted development Part C, the ones proposed to the front would be the first in this unspoiled roofscape of the 1-51 odd numbered houses on Twisden Road.

In the interest of preserving the conservation area's roofscape character it would be appreciated (outside the remit of this application) for the case officer to appeal to the applicant to reconsider and install rear rooflights only. Especially as the application for the COL(Proposed) retains the loft as a storage facility, as shown on the drawings. The information below shows the Buildings Regulations description of 'storage or loft conversion' and two rooflights would be more than adequate to provide natural light for the used of a storage facility.

[https://www.charnwood.gov.uk/files/documents/loft\\_room\\_or\\_storage\\_space/Loft%20Room%20or%20Storage%20Space.pdf](https://www.charnwood.gov.uk/files/documents/loft_room_or_storage_space/Loft%20Room%20or%20Storage%20Space.pdf)

Related works as shown in the previous application granted on Appeal 2015/2088/P for a dormer window, valid till 2018, is to provide for access to this loft storage space:

Appeal Ref: APP/X5210/D/15/3132754 - 41 Twisden Road, London NW5 1DL

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Ms Magdalena Cebula against the decision of the London Borough of Camden Council.

The application Ref 2015/2088/P, dated 10 April 2015, was refused by notice dated 26 May 2015

The development proposed is for the erection of a dormer window to provide sufficient headroom to access the loft storage space from the existing stairwell.

These roofs are very shallow and do not have the required habitable room height as per Council's policy, and would in any event otherwise fall under a Change of Use within the volume of the dwelling house if used as a habitable room.

As it is not uncommon for these lofts in our neighbourhood to be used as a habitable space, and then by default after four years become lawful with an application for a COL (Existing), could the officer in granted the Certificate of Lawfulness (Proposed) refer to the numbered plans **and the use shown on these drawings as a storage facility**, with an Informative that any change of use to non-habitable use such as a bathroom (permitted in the reduced height restriction) would have to be apply for.