

EDWARDS RENSEN **ARCHITECTS**

STATEMENT & EVIDENCE TO VERIFY

a Certificate of Lawfulness (Proposed) Application for

A DOOR & FANLIGHT IN A SIDE FAÇADE SKYLIGHTS & ALTERATIONS TO A REAR WINDOW

at 56 Dartmouth Park Road, NW5 1SN.

July 2018

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1. SITE

- 1.1 The application site is 56 Dartmouth Park Road, a detached Victorian house in a residential street, in the Dartmouth Park Conservation Area in the London borough of Camden, in conservation area sub area 3, Dartmouth East.

Figure 1: Photo of the front



Figure 2: Measured survey drawing of the front

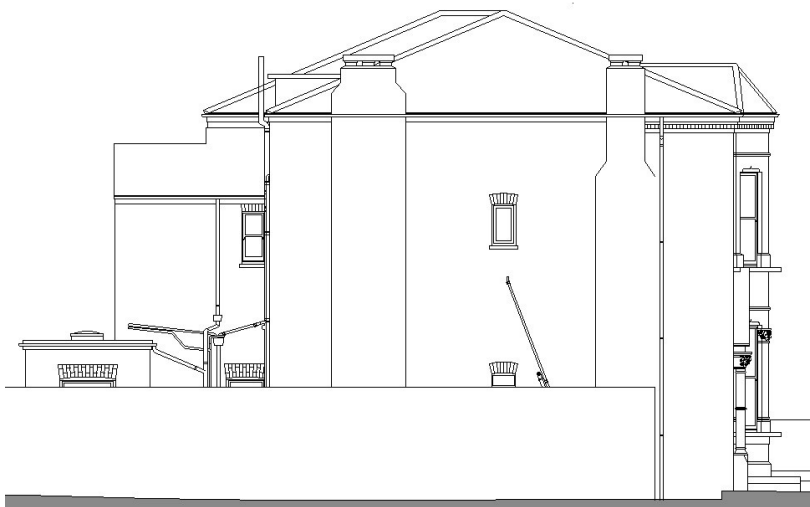


Figure 3: Measured survey drawing of the back



1.4 The sides of the house are hardly visible from the street.

Figure 4: Measured survey drawing of the side elevation facing west



2. PROPOSAL

2.1 The proposal is to:

- i. Replace a window in the west side elevation with a door and a fanlight over.
- ii. Install several rooflights in the back roofs.
- iii. Replace one window in the rear elevation with one with a lower sill.

3. REASONS THE PROPOSED WORKS CONSTITUTE PERMITTED DEVELOPMENT

3.1 Please refer to the statement overleaf.

56 DARTMOUTH PARK ROAD, LONDON NW5

- 1 The proposals are to carry out the following alterations:
 - (a) new door and fanlight in west elevation;
 - (b) replacement window in rear elevation; and
 - (c) installation of roof lights at rear.

- 2 The property is a Class C3 dwellinghouse, which benefits from permitted development rights under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Dartmouth Park Road is not the subject of an Article 4 direction removing or varying such permitted development rights.

- 3 This application complies with the procedural requirements for lawful development certificate applications as set out at Article 39 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 Items (a) and (b) at paragraph 1 above are permitted development under Class A of Part 1 of Schedule 2. None of the limitations at paragraph A.1(a) to (k), inclusive, is relevant to the proposed works. The works would comply with condition (a) of paragraph A.3 as the door and window materials would be of similar appearance to those used in the construction of the existing house.

- 5 Item (c) at paragraph 1 above is permitted development under Class C of Part 1 of Schedule 2. The limitations at paragraph C.1(a) and (d) are not relevant to the proposal. With regard to limitation C.1(b), the roof lights would not protrude more than 0.15 metre beyond the plane of the original roof (see drawings P-17 and P-18). With regard to limitation C.1(c), the highest part of the roof lights would not be higher than the highest part of the original roof. The conditions at paragraph C.2 of Class C do not apply as the roof lights are not in a roof slope forming a side elevation.

- 6 For the above reasons, the proposed works are permitted development and do not require planning permission from the Council.

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