

EDWARDS RENSEN **ARCHITECTS**

STATEMENT & EVIDENCE TO VERIFY

a Certificate of Lawfulness (Proposed) Application for

SOLAR PANELS ON A SIDE ROOF

at 56 Dartmouth Park Road, NW5 1SN.

August 2018

CONTENTS:

1. Site
2. Proposal
3. Reasons the Proposed Works Constitute Permitted Development

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

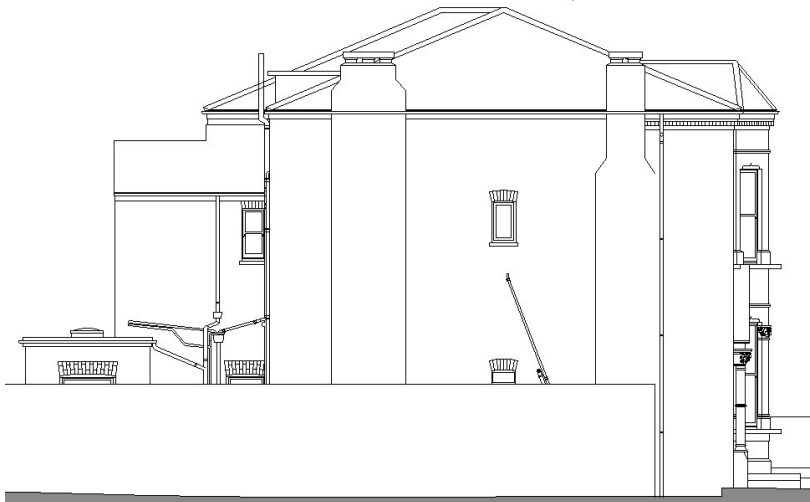


Figure 3: Measured survey drawing of the back



1.4 The sides of the house are invisible from most of the street (see Figure 1 on previous page).

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



2. PROPOSAL

2.1 The proposal is to:

- i. Install photovoltaic solar panels to the side roof facing west.

3. REASONS THE PROPOSED WORKS CONSTITUTE PERMITTED DEVELOPMENT

3.1 Please refer to the statement overleaf.

56 DARTMOUTH PARK ROAD, LONDON NW5

- 1 This application for a lawful development certificate under section 192 of the Town and Country Planning Act 1990 relates to the installation of two solar photovoltaic panels on the west elevation of the roof. This statement explains why these proposed works constitute permitted development under the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO).

- 2 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.

- 3 Class C3 (other alterations to the roof of a dwellinghouse) of Part 1 of Schedule 2 of the GPDO 2015 does not, by virtue of paragraph C.1(d)(ii), include the installation of solar photovoltaic or solar thermal equipment on the roof of a dwellinghouse.

- 4 However, Classes A to I of Part 14 of Schedule 2 of the GPDO provide permitted development rights for the installation of a wide range of renewable energy-generating equipment on domestic premises. The photovoltaic equipment now proposed to be installed at 56 Dartmouth Park Road is permitted development under Class A. By reference to the limitations and conditions set out at paragraphs A, A.1 and A.2, the photovoltaic panels shown on the drawings accompanying this application would be permitted development because of the following facts.
 - . Paragraph A the property is a dwellinghouse.

 - . Paragraph A.1(a) the solar panels would not protrude more than 0.2 metre beyond the plane of the roof.

 - . Paragraph A.1(b) no part of the solar panels would be higher than the highest part of the roof.

 - . Paragraph A.1(c) the solar panels would not be installed on a wall that fronts a highway.

 - . Paragraph A.1(d) the site is not a designated scheduled monument.

- . Paragraph A.1(e) the dwellinghouse is not a listed building.
- . Paragraph A.2(a) the solar panels would be positioned on the west elevation of the roof in order to minimise the effect on the external appearance of the building.
- . Paragraph A.2(b) because of their location on the west elevation of the roof, not visible from the road, the solar panels would have a negligible effect on the amenity of the area.
- . Paragraph A.2(c) the solar panels would be removed when no longer needed.

5 For the above reasons, the proposed solar photovoltaic panels are permitted development and do not require planning permission from the Council.

August 2018