

STATEMENT & EVIDENCE TO VERIFY

A Certificate of Lawfulness (Proposed) Application for
a Single-Storey, Ground-Floor Rear Extension with a Green Roof,
at 56 Dartmouth Park Road, NW5 1SN.

December 2018

CONTENTS:

1. Site and Surroundings
2. Planning History
3. Permitted Development Footprint
4. Proposal
5. Reasons Proposed Works Constitute Permitted Development
 - o Appendix A: Evidence that the existing extension was completed in 2007
 - o Appendix B: OS map from 1915 to establish the original building
 - o Appendix C: OS map from 1952 to establish the original building

1. SITE AND SURROUNDINGS

- 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



Figure 4: Photo of the back, looking east



Figure 5: Photo of the back, looking west



- 1.2 There is an existing single storey rear extension, which was built by the previous owners in 2007, presumably under the permitted development rules applicable at the time. It was completed over eleven years ago, so is lawful under the four year rule. The Camden Council building control Certificate of Completion is attached in Appendix A.
- 1.3 The 21st Century extension is modern in materials and appearance with large glazed areas, metal framed sliding doors and a flat roof.

Figure 6: Photo of the 21st Century extension



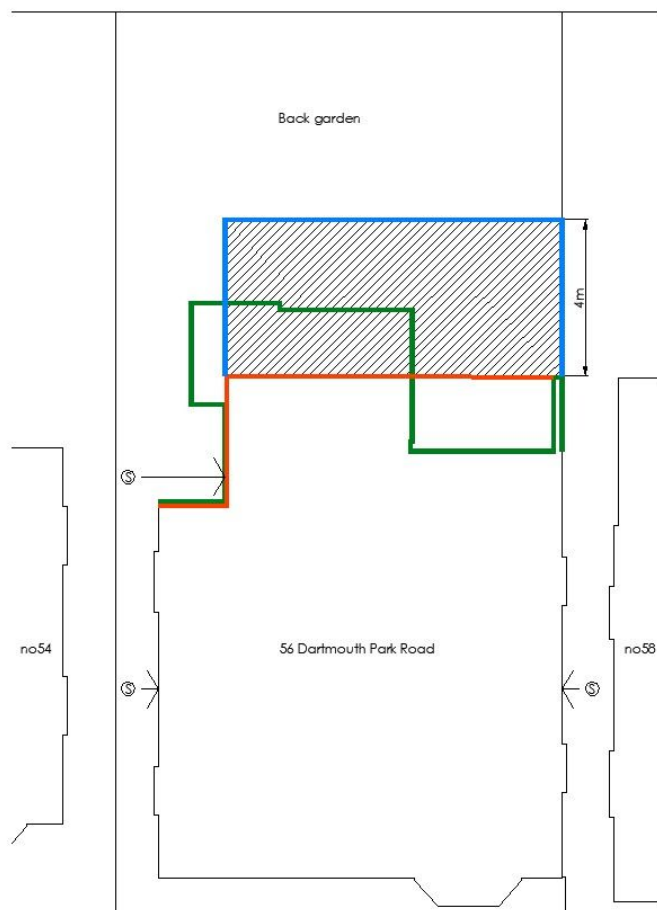
2. PLANNING HISTORY

- 2.1 The applicants have made several recent applications for this site:
 - 2.1.1 A Planning Application for a rear extension, reference number 2018/3363/P, which has been refused. The proposal in that application was similar to this one, but full width.
 - 2.1.2 Three other applications have been approved;
 - A Lawful Development Certificate application for solar panels, reference number 2018/5602/P.
 - A Planning Application for a wider dormer, reference number 2018/3444/P.
 - A Lawful Development Certificate for various items (a side door, side window, skylights and a lower rear window sill), reference number 2018/3591/P.

3. PERMITTED DEVELOPMENT FOOTPRINT

3.1 The permitted development footprint is 4m deep, measured from the rear wall of the original building. This is shown in Figure 7 below.

Figure 7: Plan diagram to show the permitted development footprint



3.2 In Figure 7, the different coloured lines show the outlines of:

- The original footprint in red, as per the 1915 and 1952 OS maps (see Figure 8 and Appendices B & C).
- The existing ground floor is in green.
- The Permitted Development footprint is shaded and outlined in blue. It extends 4m back from the original rear façade and does not extend beyond a side elevation (the circled 'S's in identify side elevations).

Figure 8: Extract from Ordnance Survey Map dated 1952



- 3.3 The Ordnance Survey maps of 1915 and 1952 show an almost flat rear of the main volume of the house (see Appendices B & C).
- 3.4 The free standing wall on the eastern boundary with number 58 is clear evidence of the previous shape of the back of the house. The sloping coping of this wall shows that it once enclosed a pitched roof. See photograph in Figure 9, and plan in Figure 10.

Figure 9: Free standing wall showing extent of original ground floor



Figure 10: Diagram showing free standing wall in plan

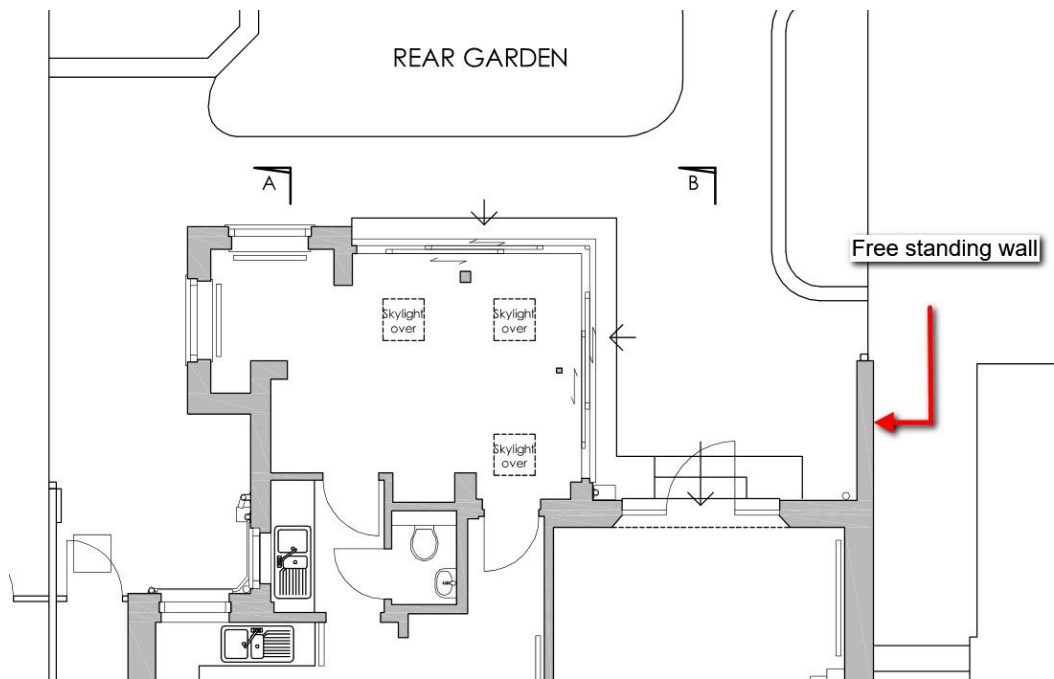
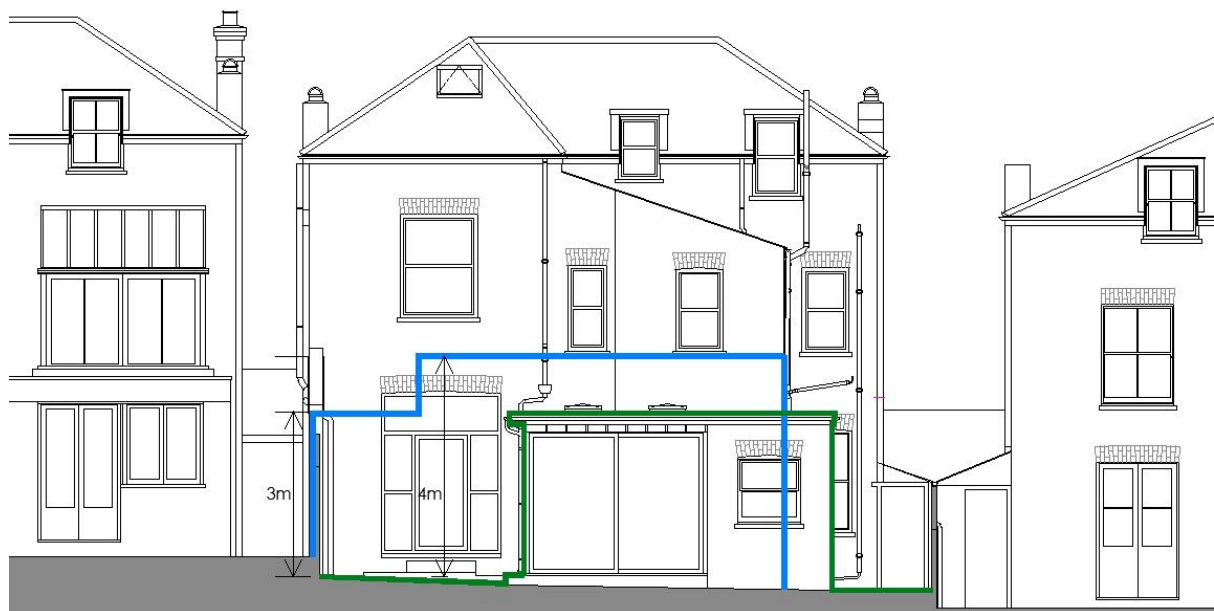


Figure 11: Rear elevation showing the permitted development height

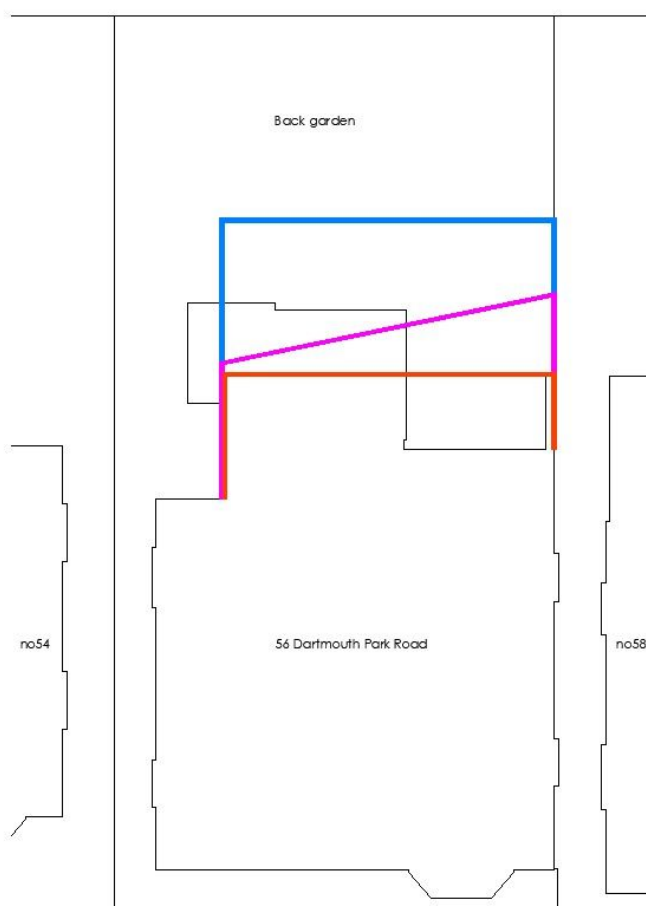


- 3.5 In Figure 11, the different coloured lines show the outlines of:
- The height of the existing extension, shown in green.
 - The Permitted Development height, shown in blue. The eaves can be 3m higher than the existing ground level at the boundary with number 58 and can rise to 4m once 2m beyond the boundary.

4. PROPOSAL

- 4.1 The proposal is a single storey, ground floor rear extension, which is significantly smaller than the maximum extension which could be built under permitted development rules, both in terms of footprint and height (as described in part 3, above).
- 4.2 The proposed extension is 30m² smaller than the permitted development footprint, and only 6.5m² larger than the existing footprint.
- 4.3 The size of the rear garden is maximised by making the extension less deep compared to the permitted development footprint and by angling the rear façade.

Figure 12: Plan diagram to show the proposed and permitted development footprints



- 4.4 In Figure 12, the different coloured lines show the outlines of:
 - The proposed extension is the angled line in pink.
 - The permitted development footprint projects much further and is in blue.
 - The original footprint of the house is in red.
- 4.5 The angle of the proposed extension reduces the impact on neighbours compared with the maximum permitted development footprint. It also directs views away from the rear neighbours and towards the long view down the hill along the green space formed by the rear gardens down the block.

Figure13: Elevation to show the proposed and permitted development outlines



- 4.6 In Figure 13, the different coloured lines show the outlines of:
- The proposed extension is the pink line.
 - The permitted development outline is shown in blue.
- 4.7 The proposal is for a flat roof with a large sky light and a green roof (see below), which was assessed by the planners as a positive aspect of the application ref 2018/3363/P.
- 4.8 A green roof is proposed to enhance biodiversity and to create rainwater retention and delay surface water run-off, as well as for aesthetic reasons.
- 4.9 The materials are similar in appearance to the materials used in the current building, i.e. brick to match the original rear façade, large metal framed sliding doors, comparable to those in the existing extension, and zinc roof edges to match the dormer roofs and cheeks.

Figure 14: Biodiverse native wildflower mix



5. REASONS THE PROPOSED WORKS CONSTITUTE PERMITTED DEVELOPMENT

5.1 The property benefits from the provisions of Class A of Part 1 of Schedule 2 of The General Permitted Development Order 2015 because:

- This is a single family dwelling house.
- This is not in an area subject to an Article 4 Direction removing Class A permitted development rights.

5.2 The proposal complies because, by reference to the provisions of Class A the extension would:

- Not cover a total area of ground greater than 50% of the total land around the original house (A.1(b) of Class A).
- Not be higher than the highest part of the roof of the original house (A.1(c)).
- Not exceed the height of the eaves of the existing house (A.1(d)).
- Not be added to the front elevation (A.1(e)).
- Not be more than 4m deep (A.1(f)).
- Not be more than 3m in height within 2m of the boundary (A.1(i)).
- Not include the installation of a balcony, veranda or raised platform (A.1(k)).
- Not include the cladding of any part of the exterior of the house with stone, artificial stone, pebble dash, render, timber, plastic or tiles (A.2(a)).
- Have materials that are similar in appearance to those of the existing house (A.3(a)).

APPENDIX A

Evidence that the existing extension was completed in 2007:

Date 25 January 2007
Our reference 06/1/458/5A/JGJ/afe
Enquiries to Mr J Gillham
Tel. extension 6964



Building Control
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ
Tel 020 7974 6941
Fax 020 7974 5603
Dx 2106 (Euston)
building.control@camden.gov.uk
www.camden.gov.uk/buildingcontrol

The Building Act 1984 and the Building Regulations

CERTIFICATION OF COMPLETION

1 DETAILS OF WORK

Description: Rear extension.

Serial Number: 06/1/458/5A

2 LOCATION OF BUILDING

Address: 56 Dartmouth Park Road NW5

3 GIVING OF BUILDING NOTICE OR DEPOSIT OF PLANS

A building notice was given or plans were deposited on 17.08.06 in accordance with Regulation 11 of the Building Regulations.

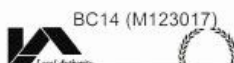
4 COMPLETION

The work was seen to have been completed on 23 January 2007

5 COMPLIANCE WITH BUILDING REGULATIONS

It is certified that the building works described above have been inspected and, so far as the officers of the Council have been able to determine, the requirements of the Building Regulations are satisfied.


Mr J Gillham

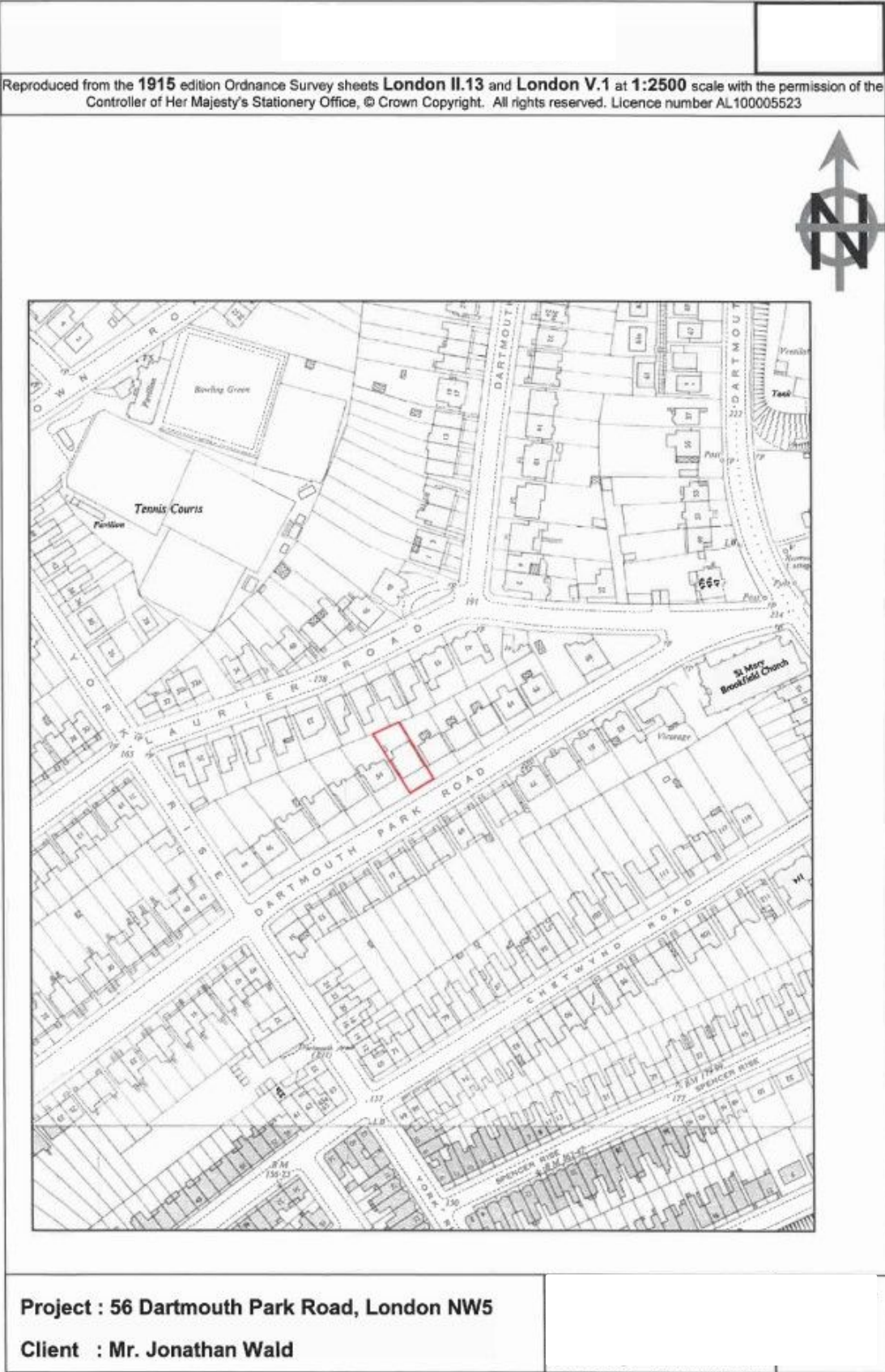


BC14 (M123017)





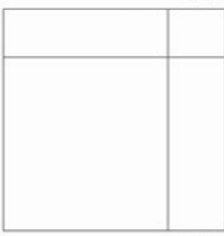
APPENDIX B

Ordnance Survey map dated 1915 to establish 'the original building' for Permitted Development:



APPENDIX C

Ordnance Survey map dated 1952 to establish 'the original building' for Permitted Development:

	Site Details: Client Ref: 528823-186149 Report Ref: 528823, 186149 Grid Ref:		Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1933	Surveyed 1952 Revised 1952 Edition 1954 Copyright N/A Levelled 1934
	Map Name: National Grid Map date: 1952 Scale: 1:2,500 Printed at: 1:2,500			Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled N/A

Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com