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**Regeneration and  
Planning Development  
Management**  
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**Further clarification of reasons for Certificate of Lawful  
Development for a proposed rooflight to 81 Hillway N6 6AB, in  
accordance to previously approved development under planning  
permission ref. 2017/3800/P**

Dear Mr Dempsey,

In regards to your response to our application for Certificate of Lawful Development for a proposed rooflight (R203) in addition to previously approved rooflights (R201, R202) in accordance to previously approved development (under planning permission ref. 2017/3800/P), you asked for additional clarification as to why there is reason to believe this falls under permitted development and does not need a full planning permission.

In accordance with General Permitted Development Order 2015 as amended 2018, the property at 81 Hillway has permitted development rights under Class C:

- a) The additional rooflight (R203) will not enlarge the house, change the layout of the loft space or extend into the inner area (the sole purpose is for natural lighting and ventilation of the proposed bathroom in the loft)
- b) The rooflight will not protrude more than 0.15 m beyond the plane of the slope of the original roof measured perpendicular with the external surface of the original roof
- c) The highest part of the rooflight will not be higher than the highest part of the roof
- d) This alteration to the roof does not consist of installation, alteration, or replacement of a chimney, flue or soil and vent pipe, solar photovoltaics or other solar thermal equipment
- e) The rooflight will be obscure glazed
- f) The opening part of the rooflight is more than 1.7 metres above the floor of the loft (where it is located)

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Moreover, in accordance with the Holly Lodge Estate Conservation Area Appraisal and Management Strategy as adopted in 2012, rooflights are considered acceptable if:

- a) they are not highly visible from the public realm - the rooflight will be situated on the flank façade,
- b) they are fitted flush with the roof surface - the rooflight will be conservation style,
- c) they are of size and location that is appropriately subordinate to the roof itself - the rooflight is not significant in size, actually being smaller in area than the previously approved rooflights.
- d) The strategy also mentions the importance of the rear façades of the conservation area - this does not change from the previously approved development (under planning permission ref. 2017/3800/P).

Please also note that the above applies to both the additional rooflight (R203) as well as the previously approved rooflights (R201, R202) in accordance to previously approved development (under planning permission ref. 2017/3800/P).

These are the reasons as to why we believe the additional rooflight does not require a full planning permission.

In addition to previously submitted drawings, we would like to include (as per your request), a cross section showing the protrusion of the roof due to the rooflight.

If you require any further information or should request a site visit please do not hesitate to contact me.

Yours faithfully

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