

Date: 23 September 2020

Ref: 20051

LB CAMDEN: 15 HOLLY LODGE GARDENS, LONDON N6 6AA

**PLANNING STATEMENT: APPLICATION FOR A LAWFUL DEVELOPMENT
CERTIFICATE FOR A PROPOSED DEVELOPMENT.**

Background

- 1.1 This Planning Statement accompanies an application made under section 192 of the Town and Country Planning Act 1990 (as amended by section 10 of the Planning and Compensation Act 1991) for a Lawful Development Certificate. It demonstrates that the proposed rear extensions to the above property are permitted development by virtue of Class A of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the Order”).

The property

- 1.2 No 15 Holly Lodge Gardens is a detached 2-storey dwellinghouse which is situated within the Holly Lodge Estate Conservation Area. The title plan provided at Figure 1, Appendix 1 indicates the property was constructed in, or before, 1926 and shows the footprint of the house as built. This is confirmed by the 1935 OS plan (Figure 2). It is evident from this information that the only elements added to the property since 1935 are the conservatory and shed next to the southern boundary of the site and the garage extension on the northern side of the house and the small lean-to structure to the rear of this. It is not known when these elements were added.

The proposal

- 1.3 The proposed works would comprise three entirely separate and independent rear extensions (see Figure 3):
- Element A would extend less than 4m beyond the rear elevation of the attached garage and would be no more than 3m in height;
 - Element B would extend less than 4m beyond the rear elevation of the house and would be no more than 4m in height;
 - Element C would extend less than 4m beyond the rear elevation of the house and would be no more than 4m in height.

Assessment against Class A

- 1.4 Class A of the Order confirms that the “*enlargement, improvement or other alteration of a dwellinghouse*” is permitted development subject to compliance with a number of limitations, criteria and conditions. The following assesses the proposal against sub-paragraphs A.1 and A.2 which set out when development is not permitted in all circumstances and when development is not permitted in conservation areas respectively.

A.1(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

- 1.5 No, the house was constructed in the 1920s

A.1(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

- 1.6 No. As can be seen from the site location plan, the area of garden retained is significantly larger than the footprint of the proposed rear additions.

A.1(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

- 1.7 No.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

- 1.8 No.

A.1(e) the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse

- 1.9 No. The proposed additions would be to the rear. The only nearby highway is at the front of the property.

A.1(f) the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3

metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height

1.10 As noted above, No.15 is largely unaltered since its construction in the 1920s, the only additions being the conservatory, shed and the garage extension. The rear wall of the original dwellinghouse is the rear wall evident now. This is shown as red dashed lines on the drawings. The property is a detached house.

1.11 The three proposed “enlarged parts” would all be single-storey and would not extend beyond the sections of rear wall to which they would be attached by more than 4m. None would exceed 4m in height. As such there would be no conflict with paragraph A.1(f).

A.1(g) [not applicable as the property is in a conservation area]

A.1(h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

1.12 No, none of the enlarged parts would be more than a single storey.

A.1(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres

1.13 The proposal comprises three entirely independent and separate “enlarged parts”. Element A would be within 2m of the northern boundary of the site but its height would not exceed 3m above existing ground level.

A.1(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would - (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse

1.14 No. None of the enlarged parts would extend beyond a wall forming a side elevation of the original dwellinghouse.

A.1(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

1.15 No. The proposed enlargements would not be joined to any existing enlargements. Element A would solely be joined to the original garage

and element C would not be joined to the conservatory as this would be removed.

A.1(k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.

1.16 No. The existing first floor level terrace would be retained but this would not be extended.

1.17 No.15 is located within a conservation area (article 2(3) land) so paragraphs

A.2(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

1.18 No.

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

1.19 No. The three enlarged parts would solely extend beyond, and be connected to, the original rear wall of the property. None of the parts would extend beyond or be connected to any side elevations.

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

1.20 No. All three "enlarged parts" would be single storey.

(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)

1.21 No. The proposed enlargements would not be joined to any existing enlargements.

Conclusion

1.22 For the reasons set out above the three single-storey rear extensions shown on the application drawings represent permitted development by virtue of Class A of Part 1 of the Order and therefore a Lawful Development Certificate should be issued to confirm this is the case.

APPENDIX 1

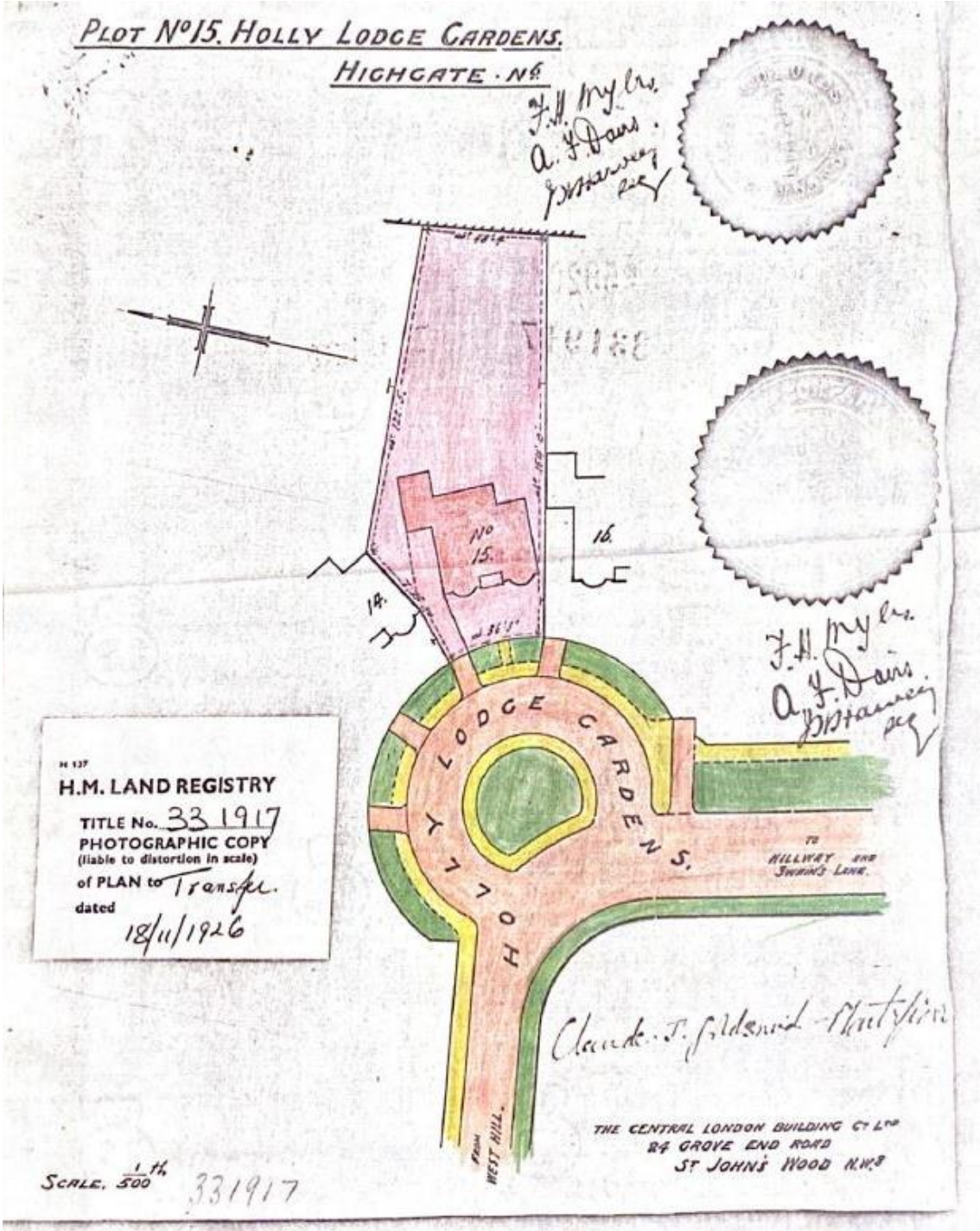


Figure 1: Title plan dated 18 November 1926 showing the attached garage to the NE corner of the house and the stepped arrangement of the rear elevation of the house.

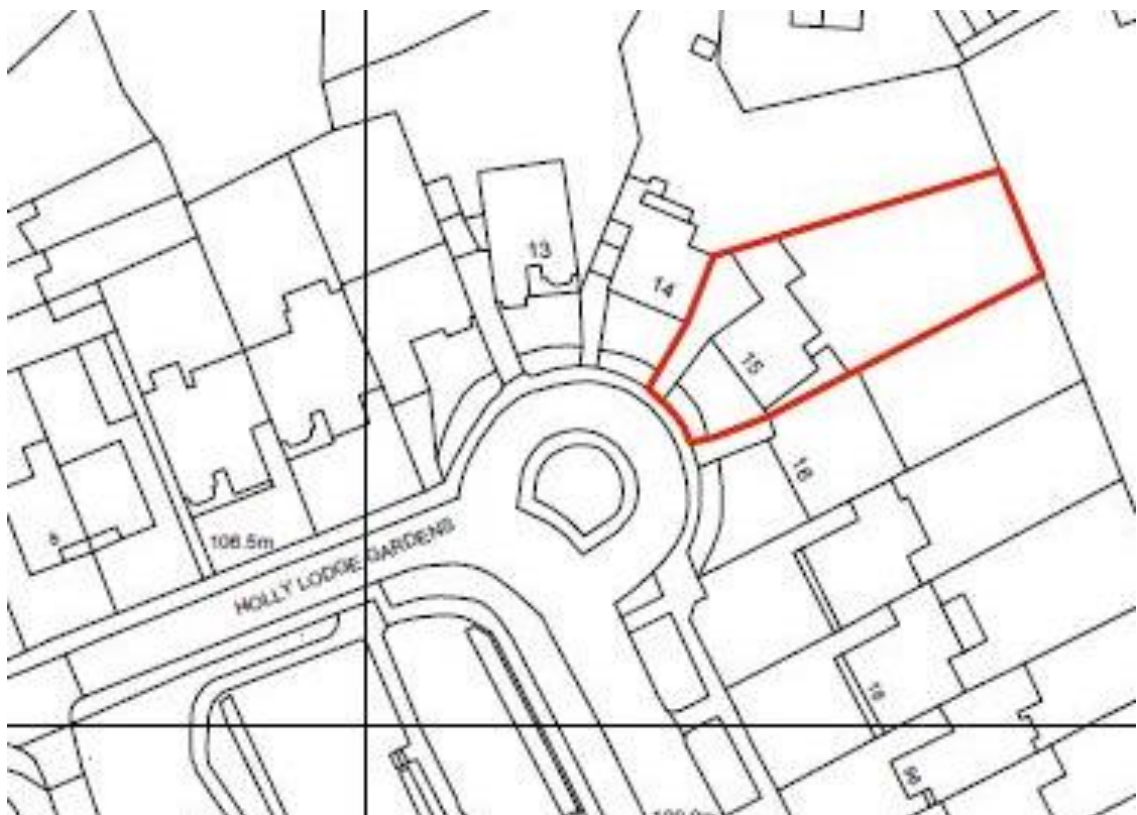
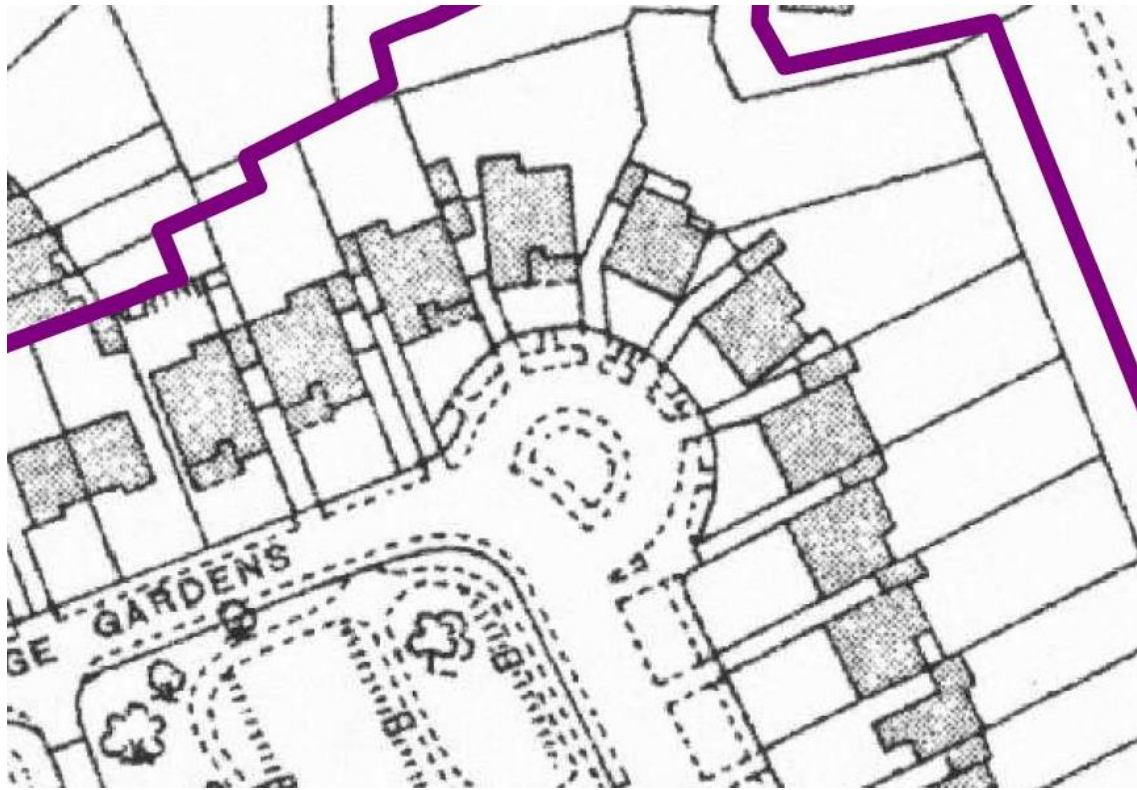


Figure 2: 1935 Ordnance Survey plan (top) and recent OS plan (below) showing the side additions.

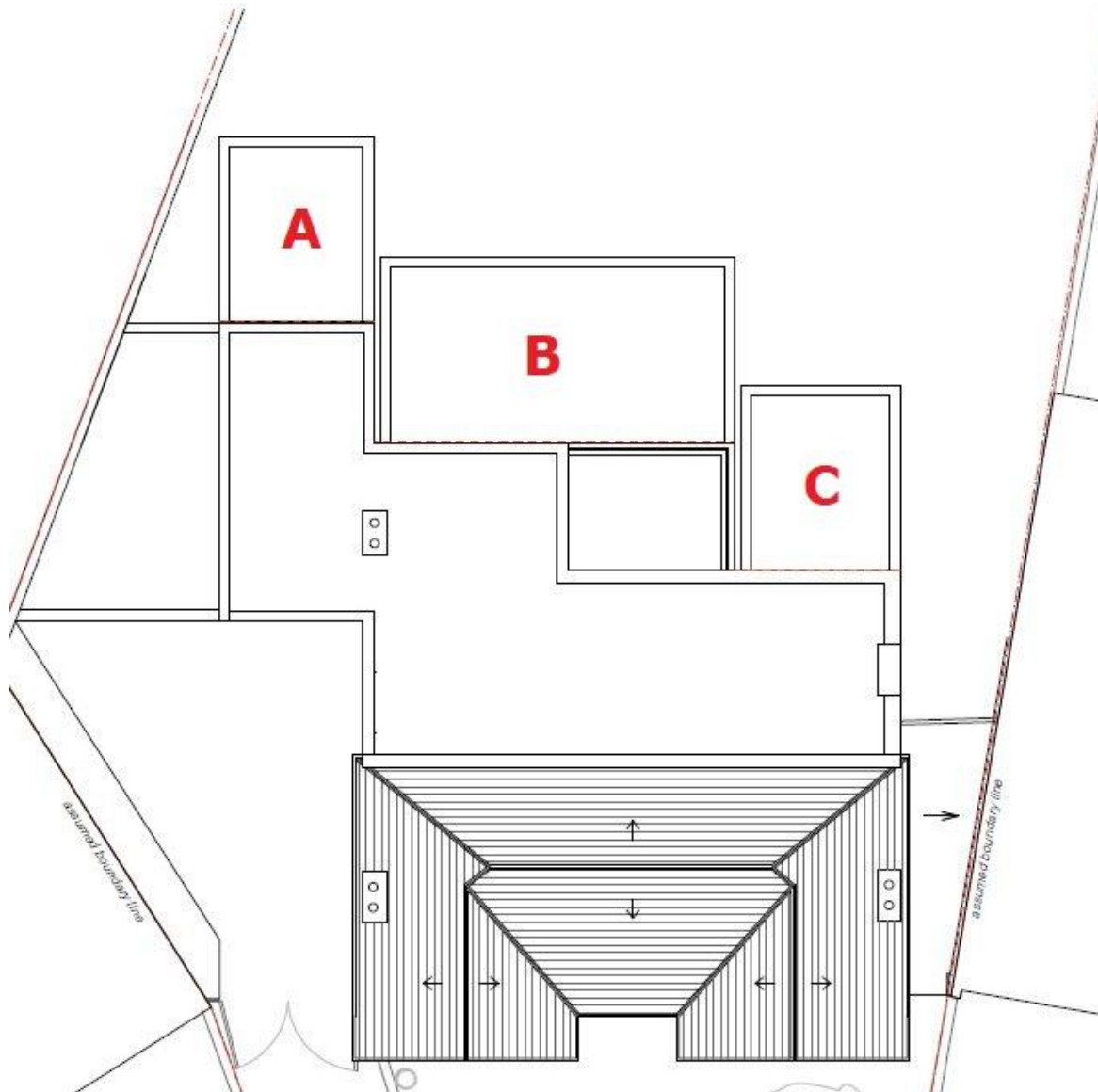


Figure 3: Roof plan showing three entirely independent rear additions