

London Borough of Camden, Planning Department
2nd Floor, 5 St Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

18th December 2020

Our project ref. no: 293

To whom it may concern,

re: Application for a Lawful Development Certificate for improvements or other alterations of a dwellinghouse and additions etc to the roof of a dwellinghouse at 44 Lady Somerset Road, NW5 1TU

We write on behalf of our client, Ms Wells, under section 191 for the Town and Country Planning Act 1990 (as amended) to apply for a Lawful Development Certificate: Proposed Use in relation to proposed improvements or other alterations to a dwellinghouse, additions to the roof of the dwellinghouse at 44 Lady Somerset Road.

44 Lady Somerset Road is a 3 storey semi-detached Victorian house in the London Borough of Camden. The property is located on the North side of the street, and is not listed or within a Conservation Area. The property is not subject to any Article 4 Directions removing permitted development rights.

The certificate application seeks to confirm that the proposed improvements or other alterations of a dwellinghouse, additions etc to the roof of the dwellinghouse, and other alterations etc to the roof of a dwellinghouse, are permitted development, and therefore do not require planning permission.

The submission pack includes the following documents:

- Application form
- Site location plan
- Existing and proposed drawings
- This covering statement
- A Fee of £103.00 has been paid online

Assessment of Proposed Changes

Schedule 2, Part 1, Class A – Enlargement, improvement or other alteration of a dwelling house

As stated in the guidance on improvement or other alteration of a dwellinghouse, found on London Borough of Camden's (LBC) website and together with the Town and Country Planning (General Permitted Development) (England) Order (2015), alterations to the arrangement of fenestration and doors on the elevations of a dwellinghouse is permitted development under Class A – the enlargement, improvement or other alteration of a dwellinghouse.

This section seeks to confirm that the proposed replacement and insertion of windows, doors and replacement of external finishes, is permitted development under Class A, and does not require planning permission. There is no enlargement to the dwelling house under Class A.

We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 1: Development within the curtilage of a dwellinghouse, Class A, as follows:

- A.1(a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- A.1(b) The proposals do **not** involve any increase to the total area of ground covered by buildings within the curtilage of the dwellinghouse;

- A.1(c) The proposals do **not** involve any alteration to the height of the existing dwellinghouse;
- A.1(d) The proposals do **not** involve any alteration to the height of the eaves of the existing dwellinghouse;
- A.1(e)(f)(h)(j) The proposals do **not** extend beyond any of the walls of the original dwellinghouse;
- A.1(e)(f)(h)(i)(j) The proposals do **not** involve any extension or enlargement to the dwellinghouse under Schedule 2, Part 1, Class A;
- A.1(e)(j) The proposals do **not** extend beyond any of the elevations of the dwellinghouse;
- A.1(k) The proposals do **not** involve the construction of or alteration of a microwave antenna, chimney, flue or soil and vent pipe;
- A.2 The existing dwellinghouse is **not** located on article 2(3) land, therefore A.2 Conditions are not relevant;
- A.3(a) The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- A.3(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;
- A.3(c) The proposals do **not** involve any extension or enlargement to the dwellinghouse under Schedule 2, Part 1, Class A;

Schedule 2, Part 1, Class B – Additions etc to the roof of a dwellinghouse

As stated in the guidance on improvement or other alteration of a dwellinghouse, found on London Borough of Camden's (LBC) website and together with the Town and Country Planning (General Permitted Development) (England) Order (2015), additions to the roof of a dwellinghouse is permitted development under Class B – additions etc to the roof of a dwellinghouse.

This section seeks to confirm that the proposed alteration of the existing hipped roof to a gable roof, and the addition of a rear dormer, is permitted development under Class B, and does not require planning permission.

We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 1: Development within the curtilage of a dwellinghouse, Class B, as follows:

- B.1(a) Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- B.1(b) The proposals do **not** involve any alteration to the height of the existing dwellinghouse;
- B.1(c) The proposals do **not** involve any extension beyond the plane of any existing roof slope which forms the principal elevation of dwellinghouse and fronts a highway;
- B.1(d) The cubic content of the resulting roof space will **not** exceed the cubic content of the original roof by more than 40m³;
- B.1(e) The proposals do **not** consist of or include the construction of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
- B.1(f) The dwelling house is **not** on article 2(3) land;
- B.2(a) The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- B.2(b) The proposal is for a hip-to-gable enlargement, and a rear dormer of which no part will extend beyond the outside face of any external wall of the original dwellinghouse; Additionally, the dormer edge will be at least 0.2m from the eaves;
- B.2(c) Any window inserted on a wall or roof slope forming a side elevation of the dwelling house will be obscure-glazed and non opening up to 1.7m above the floor of the room in which the window is installed.

Schedule 2, Part 1, Class C – Other alterations etc to the roof of a dwellinghouse

As stated in the guidance on other alterations etc to the roof of a dwellinghouse, found on London Borough of Camden's (LBC) website and together with the Town and Country Planning (General Permitted Development) (England) Order (2015), other alterations etc to the roof of a dwellinghouse is permitted development under Class B – additions etc to the roof of a dwellinghouse.

This section seeks to confirm that the proposed addition of a new skylight to the front roof slope, is permitted development under Class B, and does not require planning permission.

We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 1: Development within the curtilage of a dwellinghouse, Class C, as follows:

- C.1(a) Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- C.1(b) The proposals do **not** protrude more than 0.15m beyond the plane of the slope of the original roof when measured perpendicular with the external surface of the original roof;
- C.1(c) The proposals do **not** exceed the height of the highest part of the original roof;
- C.1(d) The proposals do **not** consist of or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment;
- C.2 The proposals do **not** consist of or include any window located on a roof slope forming a side elevation of the dwellinghouse under Schedule 2, Part 1, Class C;

Conclusion

It is considered that the proposed alterations to windows, doors and external finishes, hip-to-gable roof alterations, addition of rear dormer, and addition of a new skylight to the front roof slope, constitute permitted development and therefore do not require the benefit of planning permission. As such we hope that the Certificate of Lawfulness can be issued without delay.

I look forward to receiving confirmation that the application has been registered and validated. Please do not hesitate to contact us if you require any further information regarding this application.

Yours faithfully,

Robert Dye

for and on behalf of
Robert Dye Architects LLP

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