

# Planning Statement

8 Millfield Lane  
London  
N6 6JD



Nathalie and Pascal Passeron of 8 Millfield Lane, N6 6JD is applying for a certificate of lawfulness for a single storey rear extension at the rear ground floor level of this property.

An almost identical application at the neighbour's property 10 Millfield Lane was granted permission 15/03/2011 Application 2011/0181/P and I have been informed by Camden Planning department that no planning rules have been introduced since that would alter the parameters of permitted development for this property.

As outlined by the planning department the determination of the application can only be made by the assessing whether the scheme is lawful as defined by the criteria set out in the Town and Country planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

**I therefore outline here the rules of the permitted development and why this proposal complies with them.**

The works are considered as Class A which involves the enlargement, improvement or other alterations of a dwelling house within the curtilage of a dwelling house incidental to the enjoyment of the dwelling house.

We propose that the scheme is considered lawful and permitted development as assessed against Schedule 2 part 1 Class A of the GPDO:-

A.1 Development would not be permitted by Class A if—

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house); **The application site covers a large plot – 360m<sup>2</sup> and therefore the proposal of 15m<sup>2</sup> is well below this figure.**

(b) the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house; **The extension is single storey at ground floor level.**

(c) the height of the eaves of the part of the dwelling house enlarged, improved or altered would exceed the height of the eaves of the existing dwelling house; **The extension is single storey at ground floor level.**

(d) the enlarged part of the dwelling house would extend beyond a wall which— (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwelling house; **The extension is located on the rear elevation of the dwelling house.**

f) the enlarged part of the dwelling house would have more than one storey and— (i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house; **The extension is single storey.**

g) the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres; **The height of the eaves measures approximately 2.7m**

h) the enlarged part of the dwelling house must not extend beyond a wall forming a side elevation of the original dwelling house, and would not —

i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwelling house; **The extension is entirely on the rear elevation of the building.**

Or i) it would not consist of or include—

i) the construction or provision of a veranda, 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 dwelling house. **None of the above apply to the proposed conservatory extension.**

Thus we propose that it is lawful and permitted against these parameters

A.2 In the case of a dwelling house on article 1(5) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles; **None of these materials are shown to be proposed.**

(b) the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house; **The extension is entirely on the rear elevation of the building.**

Or (c) the enlarged part of the dwelling house would have more than one storey and extend beyond the rear wall of the original dwelling house. **The rear extension is single storey in height.**

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house; The proposed rear extension is considered to constitute a conservatory; hence this does not apply. **The fenestration alterations on the rear elevation are proposed to be similar in appearance to those existing.**

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house shall be—

(i) obscure-glazed, and (ii) 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; **All works are at ground floor level.**

And (c) where the enlarged part of the dwelling house has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwelling house. **The extension is single storey.**

Conclusion

We have made every effort to ensure that the proposal complies with permitted development. It also matches with the neighbour's proposal, we therefore believe in planning terms it is positive addition to the terrace and thus ask that a certificate of lawfulness is granted.

## Photographs

