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Certificate of Lawful Development Application

No.13 Torriano Avenue, London, NW5 2SN

Introduction

Cousins & Cousins has been instructed by our client to prepare a Certificate of Lawful Development Application for a proposed hip-to-gable enlargement and a dormer enlargement to the rear of the roof of their four-storey semi-detached property. The property has the address 13 Torriano Avenue, London, NW5 2SN. The application site only concerns works to 13 Torriano Avenue.

Site Description & Context

13 Torriano Avenue is a Locally Listed, semi-detached property situated within the London Borough of Camden. It is not within a conservation area.

There are two existing Article 4 Directions stipulated on the property, which namely restricts permitted development rights covering basement developments and change of property class use. The proposed works included in this application are not applicable to the named restrictions.

The house has four floors (lower ground, upper ground, first, second). The elevations are predominately comprised of stock brick with stucco over. No alterations are proposed to the principal elevation. There is an existing two-storey extension to the rear of the building. The slate roof is hipped with a front gable and a brick chimney to the party wall. There is a dormer (assumed not original) to the rear of the roof.

No. 13 shares a party wall with No. 15 and forms part of a row of four Victorian villas which are the remnants of a longer terrace. The property is set within large front and rear gardens, with the rear garden being approximately 25m in length. A fence separates No.13 from the neighbouring properties of No.15 and No.11 Torriano Avenue. A Community Centre building forms a Party Wall which adjoins the garden to the south-west (rear) boundary. Torriano Avenue bounds the property to the north-east and is a busy one-way road running north west off the A503, Camden Road.

No.9, No.11, No.13 and No.15 Torriano Avenue form part of the row of Locally Listed Victorian villas. No's 9 and 11 are also semi-detached and have implemented hip to gable enlargements alongside a full height and full width dormer enlargement to the rear of their roof.

This application follows a separate application for a hip-to-gable roof enlargement and dormer enlargement to the rear of the roof of 15 Torriano Avenue. This was submitted via planning portal on 26/02/2021. The application reference is 2021/0904/NEW.

Description of Proposed Works

In accordance with The Town and Country Planning (General Permitted Development) Order 2015, and respective Schedules 2, Part 1, Class B the proposed works comprise:



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Roof Enlargement

1. A hip to gable roof enlargement.
2. A dormer enlargement to the rear of the roof, including the installation of x4 No. windows facing onto the garden.

In accordance with the conditions applicable under Class B.1, the proposed enlargements to the roof will not;

- exceed the height of the highest part of the roof;
- extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;
- exceed the cubic content of the original roof by more than 50 cubic meters. This is demonstrated in Figure 1 of this report;
- include the construction of any elements under B.1 (e)(i) or (e)(ii).

The conditions stipulated in B.2 will either be complied with or are not relevant:

- The conditions stipulated by condition B.2 (a) will be met by using materials similar to those used in the construction of the exterior of the existing dwellinghouse. The proposal involves use of slate tiles to the new areas of pitched roof which are similar in appearance to the existing roof tiles. The new portion of gable wall will be formed of brickwork to match the existing brick.
- The conditions stipulated by condition B.2 (b) are not relevant to the hip-to-gable side of the roof enlargement. The edge of the rear dormer enlargement shall not be less than 0.2 meters from the eaves, measured along the roof slope from the outside edge of the eaves.

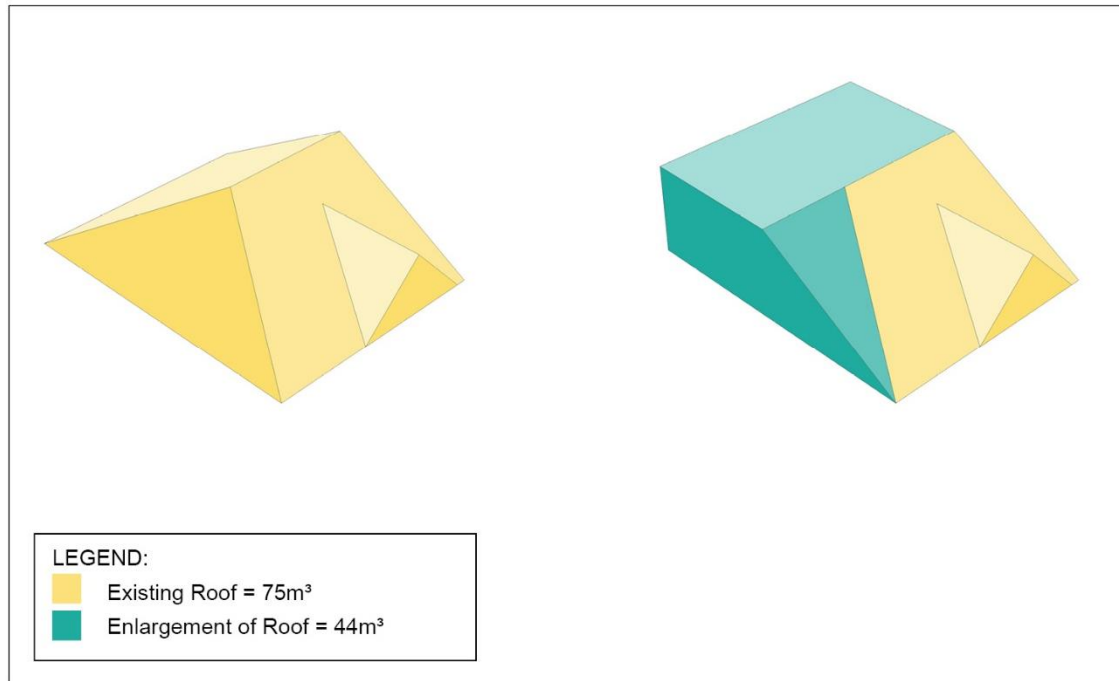


Figure 1. 3D diagram showing the cubic content of the existing original roof (with the assumed non-original rear dormer not included) and the cubic content of the overall enlargement to the roof. This demonstrates compliance with Class B.1 (d), i.e. the enlargement to the roof will not exceed the cubic content of the original roof space by more than 50 cubic meters.

Summary

The proposed alterations are in accordance with The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1.