

LDC (Proposed) Report		Application number	2021/1875/P
Officer		Expiry date	
David Peres Da Costa		14/06/2021	
Application Address		Authorised Officer Signature	
69 St Augustine's Road London NW1 9RR			
Conservation Area		Article 4	
Camden Square Conservation Area		Basements	
Proposal			
Insertion of rooflights to front, side and rear roofslopes, replacement of existing roof to match existing, and removal of 4 brick courses from chimney stack.			
Recommendation:		Grant Lawful development certificate	

Rooflights

The insertion of rooflights to the front, side and rear roof slopes will be assessed under Class C.

Class C Any other alteration to the roof of a dwellinghouse		
C.1(a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P, PA or Q of Part 3 of Schedule 2 (changes of use) of the GPDO?	No
C.1(b)	As a result of the works, would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof?	No
C.1(c)	As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof?	No
C.1(d)	Would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?	No
C.1(e)	Has the dwellinghouse been built under Part 20 of Schedule 2 of the GPDO (construction of new dwellinghouses)?	No
Condition. If no to the question below then the proposal is not permitted development		
C.2	Would any upper-floor window located on a roof slope forming a side elevation of the dwellinghouse be— (a) obscure-glazed, and (b) 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	Yes (an informative would be included on the

	which the window is installed?	decision to remind the applicant of this)
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Removal of brick courses

The removal of 4 brick courses from the chimney stack is considered to be an alteration and is assessed under Class G below. The existing chimney extends approximately 0.93m above the eaves. Following the proposed removal of 4 brick courses, the chimney would extend 0.67m above the eaves. Therefore the reduction in height of the chimney would be approximately 0.26m.

Class G The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		
G.1(a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P, PA or Q of Part 3 of Schedule 2 (changes of use) of the GPDO?	No
G.1(b)	Would the height of the chimney, flue or soil and vent pipe exceed the highest part of the roof by 1 metre or more?	No
G.1(c)	in the case of a dwellinghouse on article 2(3) land, would the chimney, flue or soil and vent pipe be installed on a wall or roof slope which— (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse?	No
G.1(d)	Has the dwellinghouse been built under Part 20 of Schedule 2 of the GPDO (construction of new dwellinghouses)?	No

Replacement roof

Section 55 of the Town and Country Planning Act 1990 states that the carrying out for the improvement or other alteration of any building of works, which do not materially affect the external appearance of the building, shall not be taken for the purposes of the Act to involve development of the land. Therefore, the replacement of the roof to match existing is not considered to be development as there would be no material change in the appearance of the roof.

Recommendations

The rooflights in the front, side and rear roof slopes are permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

The removal of 4 brick courses from the chimney stack is permitted under Class G of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

The replacement of the roof to match existing does not fall within the "meaning of development" requiring planning permission as defined by Section 55 of the Town and Country Planning Act 1990.