

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

8th April 2022

Our project ref. no: 300

To whom it may concern,

re: Application for a Lawful Development Certificate for improvements or other alteration of a dwellinghouse at 22 South Hill Park, NW3 2SB

We write on behalf of our client, Ms Walker, 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 alteration of a dwellinghouse at 22 South Hill Park.

22 South Hill Park is a 4 storey semi-detached Victorian house in the London Borough of Camden. The property is located on the West side of the street and is not listed. The property is within the South Hill Park conservation area but is not subject to any Article 4 Directions removing permitted development rights.

The certificate application seeks to confirm that the proposed improvements or other alteration of a 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 removal of the rear bay, replacement and insertion of windows, doors, painting of window frames and the addition of solar shading canopy 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)), A.2(b) 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), A.2(c) 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(a) The proposals do **not** consist of or include cladding any part of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- A.2(c), A.3(c) The proposals do **not** involve any extension or enlargement to the dwellinghouse under Schedule 2, Part 1, Class A;
- 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;

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 rear roof slope, is permitted development under Class B, and does not require planning permission.

We confirm that this proposal is in line 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 removal of the rear bay, replacement and insertion of windows, doors, painting of window frames & the addition of solar shading canopy, and addition of a new skylight to the rear 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,

A handwritten signature in black ink, appearing to read 'R Dye', followed by a long horizontal flourish.

Robert Dye

for and on behalf of
Robert Dye Architects LLP