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1st September 2022

Via Planning Portal only

Dear Sir/Madam

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) - THE TOWN & COUNTRY PLANNING ACT 1990

REPLACEMENT OF REAR GROUND FLOOR WINDOWS WITH JULIETTE BALCONIES AND ASSOCIATED GLAZED BALUSTRADE IN THE REVEAL

13 BELSIZE CRESCENT, LONDON, NW3 5QU

Please accept this covering letter as an accompaniment to this lawful development certificate proposed application for the replacement of the ground floor rear windows at 13 Belsize Crescent. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, full set of applicable existing and proposed plans including site location plan.

The site

The site is located on the southwest side of Belsize Crescent and comprises of a five storey mid terrace property. The site lies within the Belsize Park Conservation Area where it is listed as a positive contributor to the surrounding area. The immediate setting comprises of similar residential properties, many of which have been converted into flats.

There are no article 4 directions in place or any relevant planning conditions which remove permitted development rights from the property in relation to fenestration alterations on the rear elevation.

The proposal

Replacement of rear ground floor windows with Juliette Balconies and associated glazed balustrade in the reveal.

Permitted Development Assessment

The property is a single dwellinghouse and the proposal is an improvement or other alteration to the dwellinghouse.

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) makes provision the enlargement, improvement or other alteration of a dwellinghouse.

The application site comprises a dwellinghouse which was not granted by Class M, MA, N, P, PA or Q of part 3 (changes of use) or built under Part 20 (construction of new dwellinghouses). The proposal does not increase the external dimensions of the existing property and does not include the construction of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

The materials proposed are of a similar appearance to that of the existing windows and doors (painted timber and glass). The proposal does not involve the provision of or the alteration of any windows in the side elevation of the building.

The proposal meets the criteria and conditions as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore is permitted development.

Summary

For the reasons set out in this letter it is considered that the proposed development is permitted development, as defined set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore is lawful development within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended). It is therefore requested that a certificate of lawful development is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning