

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

22<sup>nd</sup> September 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 of lawfulness application seeks to confirm that the proposed improvements or alterations of the 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 £135.00 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 dwelling house is permitted development under Class A – the enlargement, improvement or other alteration of a dwellinghouse.

This section seeks to confirm that the proposed extension at the lower ground floor, enlargement and replacement of rear windows is permitted development under Class A, and does not require planning permission.

We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 1: Development within the curtilage of a dwelling house, Class A, as follows:

- A.1(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- A.1(c) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse;
- A.1(c) the height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse;

(cont'd...)

- A.1(i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would **not** exceed 3 metres;

### **Conclusion**

It is considered that the proposed extension at the base of the rear bay, replacement and enlargement of windows/doors 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,

Robert Dye

for and on behalf of  
Robert Dye Architects LLP