

Planning Statement

Town and Country Planning Act 1990 (as amended)

Application for a Lawful Development Certificate for a Proposed Use or Development

1. Introduction

1.1 This statement has been prepared by 4orm on behalf of Ms Hirchovitch & Mr Nutman to support the application for a Certificate of Lawfulness for development including *'Enlarge and replace windows, installation of roof lights, boiler flue and soil & vent pipes through roof and the installation of solar photovoltaic panels on the main roof'* at 73 Leverton Street, Kentish Town NW5 2NX.

1.2 The site is a three storey mid terrace house along the western side of Leverton Street, Kentish Town.

1.3 The site is not statutorily or locally listed. The site is not designated as a scheduled monument.

1.4 The site is located within the Kentish Town Conservation Area.

1.5 The proposals are permitted development under Schedule 2, Part 1, Class A, C and G and Part 14, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 as set out below.

2. Proposal

Permitted Development: Town and Country Planning (GPD) Order 2015 Schedule 2

Part 1 Class A - enlargement, improvement or alteration

2.1 The proposals include the installation of double glazed painted softwood vertical sliding sash windows of a 'two over two' configuration.

2.2 The window opening at the rear of the closet wing at first floor level will be enlarged.

2.3 The area of ground covered, height and volume of the dwellinghouse is unchanged.

2.4 The materials used (window frames & brickwork adaptations) will be carried out in materials of similar appearance to the exterior of the existing house.

Part 1 Class C - other alterations to the roof

2.5 Rooflights are proposed in the sloping roofs, installed to protrude not more than 150mm beyond the plane of the original roof slope measured perpendicular to the external roof surface.

Part 1 Class G - chimney flus etc.

2.6 The boiler flue and soil & vent drainage pipes will be installed at roof level. They will exceed the highest part of the roof by less than 1 metre.

2.7 The main roof is a 'butterfly pattern' concealed behind a parapet wall to the front elevation and does not front the highway, form a principal or side elevation.

Part 14 Class A installation of solar PV equipment

- 2.8 It is proposed to install micro generation solar PV equipment on the main roof slopes.
- 2.9 The solar PV panels will not protrude more than 200mm beyond the plane of the roof slopes when measured perpendicular with the external surface.
- 2.10 The highest part of the solar PV panels will not exceed the highest part of the pitched roofs.
- 2.11 The solar PV panels will be located on the main roof slopes and do not front a highway.
- 2.12 The solar PV panels have been located, so far as is practicable, to minimise its effect on the external appearance of the building.
- 2.13 The solar PV panels have been located, so far as is practicable, to minimise its effect on the amenity of the area. They will not visible from the neighbouring properties either at ground or first floor levels.
- 2.14 If in the future the solar PV panels are no longer required they will be removed as soon as reasonably practicable.

3. Conclusion

- 3.1 The proposed development is permitted development under Schedule 2, Part 1, Class A, C and G and Part 14, Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 and it meets the restrictions and conditions set out therein as set out above.
- 3.2 We respectfully ask that the local authority confirm that the proposed development is permitted by the issue a Certificate of Lawfulness.