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Evidence to verify
Lawful Development Certificate
For
111 Chesterfield Gardens,
London, N4 1LW

Prepared by:
BSc (Hons) Arch MArch K .Stasiak
For and on Behalf of
Spacebar Studio Ltd.
Mob.07870199646

1. This document has been put together to assist the LPA with their assessment of the proposal at 111 Chesterfield Gardens, N4 1LW, against Permitted Development of Town and Country Planning Order 2015 (as amended September 2019)
 2. The property is late 19th century terrace and lies within the north side of Chesterfield Gardens.
 3. The property is neither in a conservation area, nor it is subject of statutory listing.
 4. Number 111 is still in its original state, with both immediate neighbours having completed similar extensions to their roofs. In fact number 113 is of almost identical size and volume. And has been granted certificate of Lawfulness , in 2022 ref: HGY/2022/2189.
 5. Materiality of the proposed dormer is the same as that of approved alterations at number 93, with Lawful Development Certificate granted ref HYG/2021/3002
 6. The proposed development consists of L-shaped rear dormer and installation of two no's low profile velux windows to the rear. Finished in slate coloured zinc cladding to match main roof slates.
 7. The proposed complies with Class B, C and G of the General Permitted Development Order.
 8. Reasons for compliance with the guidance of Class B category:
 - No part of the new roof will exceed the height of the highest part of the existing roof
 - No part of the proposed works will extend beyond the plane of existing roof slope forming highway fronting principal elevation.
 - The cubic content of the additional space will be 39.41m³ which is below the 40 m³ threshold for detached property, in addition the size will be almost identical to a dormer approved at number 113, also under 40m³ volume.
 - no part of the proposed structure will go past the original external wall.
 - whilst it is required for most roof additions to retain 20cm from the lowest part of the roof and that distance has been maintained as in line with the original dormer the GDPR gives a provision of the eaves that have been removed due to for example joining to other structures, the roof overhang has been merged with the new flat roof of the extension. Therefore in line with the guidelines of GDPR,
- No verandas, balcony or raised platforms will be created

- No installation, alteration or replacement of a chimney, flue or soil and vent pipes are being proposed.
- the site is located outside of conservation area and Article 2(3) Land
- materials used will be of similar appearance to those of the existing dwelling house
- all dimensions of proposed development adhere to the guidance notes found in Permitted Development Technical guidance for householders

9. Reasons for compliance with the guidance of Class C Category:

- any windows in the side elevation will be obscured glazing below 1.7 height with the opening fan lights higher than 1.7m from the FFL.(C2)
- no alteration will protrude more than 150mm beyond the plane of the original roof
- no alteration will be higher than the highest part of original roof

10. Reasons for compliance with the guidance of Class G Category:

- chimney is being proposed but demolition of the chimney to the rear

11. To summarize the proposal meets requirements for General Permitted Development under each relevant category. It is hoped that the Certificated of Lawful Development is granted for the proposal.