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PLANNING STATEMENT

Certificate of Lawfulness for Proposed Development
44 Lanchester Road, London N6 4TA

1. Introduction

This Planning Statement has been prepared in support of an application for a Certificate of Lawfulness for Proposed Development under Section 192 of the Town and Country Planning Act 1990 (as amended).

The application relates to the following proposed works to the existing dwellinghouse at 44 Lanchester Road, London N6 4TA:

- construction of a rear roof dormer;
- construction of a side dormer within the existing side roof slope;
- installation of rooflights in new dormers;
- conversion of part of the existing garage to a home office;
- formation of a new rear and side window serving the converted garage;
- installation of retractable fabric awnings above first floor rear windows; replacement of existing retractable awnings to rear ground floor windows; and
- external insulation for thermal upgrade and render & brick slips to match existing façade treatment.

The purpose of this statement is to demonstrate that the proposed development benefits from planning permission granted by Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO") and is therefore lawful.

2. Permitted Development Background

Section 192 of the Town and Country Planning Act 1990 enables any person to apply for a Certificate of Lawfulness to establish whether proposed development would be lawful. The relevant permitted development rights are contained within Schedule 2, Part 1 of the GPDO, which grants planning permission for specified forms of development to dwellinghouses, subject to limitations and conditions.

This application demonstrates compliance with:

- Part 1 Class B – Additions etc. to the roof of a dwellinghouse;
- Part 1 Class C – Other alterations to the roof of a dwellinghouse (rooflights);
- Part 1 Class A – Enlargement, improvement or other alteration of a dwellinghouse;

It is understood that permitted development rights have not been removed by planning condition or Article 4 Direction affecting the property.

3. Site Description

The application site comprises an existing semi-detached dwellinghouse situated within an established residential area.

The property retains its permitted development rights and is not subject to any known statutory designation restricting the exercise of those rights. The proposals relate solely to alterations to the existing dwellinghouse.

4. Assessment of the Proposed Development

4.1 Roof Enlargement – Part 1 Class B

The proposed rear dormer and side dormer constitute additions to the roof of the existing dwellinghouse and are therefore assessed against Schedule 2, Part 1, Class B of the GPDO.

The proposal has been designed to comply with each of the limitations contained within paragraph B.1, namely:

B.1(b) : No part of the enlargement extends above the highest part of the existing roof.

B.1(c) : The enlargement does not extend beyond the plane of the existing roof slope forming the principal elevation facing a highway.

B.1(d) : The volume of the proposed roof space will not exceed the maximum volume permitted for a semi-detached dwellinghouse: 50 cubic meters.

The proposed volume is 34 cubic meters, well within the 50 cubic meter limit. See drawing CW-0350-400-revP1- Proposed Axonometric for calculation.

The proposal also complies with the conditions contained within paragraph B.2:

- Condition B.2(a) - materials used externally will be of a similar appearance to those of the existing dwellinghouse; the dormer roofs will be finished in zinc, and walls finished in tile to match the roof
- Condition B.2(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves;
- Condition B.2(c) - any side-facing windows formed within the roof enlargement will be permanently obscure glazing, with any opening parts positioned at least 1.7 metres above the internal finished floor level.

4.2 Rooflights – Part 1 Class C

Rooflights are proposed within the new dormer, and will follow usual PD requirements.

The rooflights satisfy the limitations of Class C in that:

- they project no more than 150mm beyond the plane of the existing roof slope;
- they do not protrude above the highest part of the roof;

The proposed rooflights therefore constitute permitted development under Part 1, Class C.

4.3 Garage Conversion

The proposal includes the partial conversion of the existing integral garage to provide ancillary home office accommodation.

The works include the alteration of the existing garage frontage through the replacement of the existing garage door, a to the side a new window above 1.7m FFL, a new window opening to the rear, and the infill of the rear corner of the garage roof.

These works constitute alterations to the external appearance of the dwellinghouse and are therefore assessed against Schedule 2, Part 1, Class A of the GPDO.

The proposal complies with the relevant provisions of Class A in that:

- the works constitute an alteration and improvement to the existing dwellinghouse within the scope of paragraph **A.1(a)**;
- the proposal does not involve the enlargement of the dwellinghouse beyond its existing footprint or volume;

- the development does not project beyond the principal elevation or any side elevation fronting a highway beyond permitted limits;
- the materials used in the infill section will match the existing dwellinghouse, in accordance with **A.3(a)**;
- the new window is located within the rear elevation of the former garage and does not introduce any extension beyond the existing building envelope; and
- the works do not include any veranda, balcony or raised platform.

Accordingly, the proposed alterations to the garage elevation, including the replacement of the garage door with an insulated wall and window opening, benefit from planning permission granted under **Part 1, Class A of the GPDO**. Additionally, the infill of the garage roof corner adds 0.45 cubic meters to the existing garage roof scape – keeping it well withing Class B requirements.

4.4 Rear Window – Part 1 Class A

A new window is proposed within the rear elevation of the existing garage.

This element of the proposal constitutes an alteration to the exterior of the dwellinghouse and is therefore assessed against Schedule 2, Part 1, Class A.

The proposal complies with the relevant provisions of Class A because:

- it does not enlarge the dwellinghouse beyond the limits prescribed by Class A;
- the external materials will match those of the existing dwellinghouse;
- the alteration is confined to the rear elevation; and
- the proposal does not conflict with any of the limitations set out within paragraph A.1.

The new rear window therefore benefits from planning permission granted by Part 1, Class A.

4.5 Side Elevation Window – Compliance with Class A

The proposal includes a new window within the ground floor side elevation of the dwellinghouse associated with the proposed alterations.

The side-facing window has been designed to comply with the relevant provisions of Schedule 2, Part 1 of the GPDO.

The windows is located above 1.7 metres above the internal finished floor level. In accordance with the GPDO, the window is designed such that any opening parts below 1.7 metres are avoided, thereby maintaining privacy to adjoining occupiers.

4.6 Retractable Fabric Awnings – Part 1 Class A

Retractable fabric awnings are proposed above the first-floor rear windows.

These comprise external alterations to the dwellinghouse and are considered to fall within the scope of Class A as improvements or alterations to the existing dwellinghouse.

The awnings:

- are located on the rear elevation;
- are fully retractable;
- do not increase the height of the dwelling;
- do not project beyond the principal elevation facing a highway;
- do not create any additional floorspace or volume; and
- do not result in any conflict with the limitations contained within paragraph A.1.

The proposed awnings therefore constitute permitted development under Part 1, Class A.

4.7 External Wall Insulation – Part 1 Class A

The proposal includes the installation of external wall insulation and render finish to all external elevations of the existing dwellinghouse. The insulation system comprises a continuous insulated render build-up fixed to the external walls, improving the thermal performance and energy efficiency of the property. Brick slips will match existing brick plynth.

The installation of external wall insulation constitutes an improvement to the existing dwellinghouse and is therefore assessed against Schedule 2, Part 1, Class A of the GPDO. The proposal complies with the relevant provisions of Class A in that:

- the works comprise an improvement and alteration to the existing dwellinghouse;
- the proposal does not increase the height of the dwellinghouse;
- the works do not extend beyond the limitations prescribed by paragraph A.1 of the GPDO;
- the dwellinghouse will retain its existing architectural form and character, with the insulation applied as a consistent external finish across all elevations, with replacement and retention of existing façade ornamentation; and
- the external finish has been selected to match the render and brick appearance of the existing dwellinghouse and will provide a high-quality, durable rendered façade.

The proposed insulation forms part of a wider programme of energy efficiency improvements, significantly enhancing the thermal performance of the dwelling whilst reducing operational energy demand and carbon emissions. The works represent an improvement to the existing dwellinghouse and therefore benefit from planning permission granted by Schedule 2, Part 1, Class A of the GPDO.

4.8 Solar Photovoltaic (PV) Panels – Part 14 Class A

The proposal includes the installation of solar photovoltaic (PV) panels on the slope of the main roof and on the dormers. The panels will provide renewable electricity generation and improve the energy efficiency and sustainability of the home.

The installation constitutes permitted development under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), subject to compliance with the relevant limitations and conditions.

The PV panels will:

- be installed so far as practicable to minimise their effect on the external appearance of the dwellinghouse;
- not project more than 200mm from the roof surface;
- be sited to avoid any unacceptable visual impact on the character of the host dwelling and surrounding area.

The installation is ancillary to the residential use of the property and forms part of the sustainable upgrade of the home aiming to reduce operational carbon emissions.

5. Compliance with the GPDO

The proposed development has been specifically designed to comply with the relevant provisions of Schedule 2, Part 1 of the GPDO.

The development:

- does not exceed the maximum permitted roof enlargement volume;
- does not extend above the existing ridge;
- does not project beyond the principal roof slope facing the highway;
- utilises materials of similar appearance to the existing dwellinghouse;

- introduces only minor alterations to the rear elevation;
- includes retractable awnings which are ancillary alterations to the dwellinghouse that will improve energy use and protection from overheating;
- includes installation of external wall insulation as an improvement to the existing dwellinghouse under Part 1, Class A.

6. Conclusion

The proposed development has been assessed against the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning Act 1990.

The assessment demonstrates that:

- The proposed rear and side dormers comply with Part 1, Class B of the GPDO;
- The proposed rooflights comply with Part 1, Class C;
- The proposed rear window and garage alteration complies with Part 1, Class A; and
- The proposed retractable awnings also fall within Part 1, Class A.
- The installation of external wall insulation constitutes an improvement to the dwellinghouse permitted under Part 1, Class A;

The proposed development is lawful and a Certificate of Lawfulness for Proposed Development should be granted under Section 192 of the Town and Country Planning Act 1990.

Yours Sincerely,



Siri Zanelli
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