

Supporting Statement to Application for a Certificate of Lawful Development

Project Address 112 Southwood Lane, London
Project Number 477
Date 23/01/2024

1. Introduction

The proposed development is for the alteration and improvement of the house, specifically to the doors and windows of the property, with no enlargement to the dwelling. The works are being undertaken to create an improved dwelling that performs better thermally and more sustainably.

This property sits within the Highgate Conservation Area, however there is no Article 4 Direction relating to this Conservation Area so Permitted Development rights are in place.

We believe that Class A of The Town and Country Planning (General Permitted Development) Order 2008 (and subsequent amendments) is applicable.

2. Permitted Development – Class A

The proposed development meets the requirements of Class A as follows:

- A1 (a) – The use of the property will remain as a dwelling
- A1 (b) – The proposal does not include for any extension, therefore the ground covered by the dwellinghouse will not change as part of the works.
- A1 (c) – The proposal does not seek to change the overall height of the dwelling.
- A1 (d) – The proposal does not seek to change the height of the eaves of the dwelling
- A1 (e) – The proposal does not seek to enlarge the dwelling.
- A1 (f) – The proposal does not seek to enlarge the dwelling.
- A1 (g) – The proposal does not seek to enlarge the dwelling.
- A1 (h) – The proposal does not seek to enlarge the dwelling.
- A1 (j) – The proposal does not seek to enlarge the dwelling.
- A1 (k) (i) – The proposal does not seek to construct a verandah, balcony or raised platform.
- A1 (k) (ii) – The proposal does not seek to install, alter or replace a microwave antenna.
- A1 (k) (iii) – The proposal does not seek to alter or replace a chimney, flue or soil and vent pipe
- A1 (k) (iv) – The proposal does not seek to alter any part of the roof of the dwellinghouse.

This dwellinghouse is within a Conservation Area (ie article 2(3) land), however:

- A2 (a) – The proposal does not include to clad any part of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles. Existing original front timber claddings will be retained or repaired like for like wherever required.
- A2 (b) – The proposal does not seek to enlarge the dwelling.
- A2 (c) – The proposal does not seek to enlarge the dwelling.
- A2 (ca) – The proposal does not seek to enlarge the dwelling.

A3 (a) The materials to be used in the exterior work will be of a similar appearance to those used in

the construction of the existing house.

As the proposal is for replacement doors/windows, the external materials should be of a similar appearance to the materials of the existing doors/windows. The window/door material of the existing dwelling varies between white UPVC and white painted timber which is in very poor condition.

Replacement doors and windows are proposed to be high performance white timber and powder-coated aluminium triple glazed windows where the overall shape, size of frame and colour honours the existing.

A3 (b) - The replacement window to Bed 3 on the side elevation will have obscure glass and will not be openable.

3. Conclusion

Based on the above, we believe this proposal to be fully in line with the criteria for Permitted Development and apply for a Certificate of Lawful Development which we trust you will consider favourably.