

Compliance with GPDO

Site Address: 31 Milton Park, London, Haringey, N6 5QB

Proposed development: addition of two rooflights.

This statement explains that the proposed development as illustrated on the submitted drawings complies with the requirements set out in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015. This relates to development within the curtilage of a dwellinghouse. The proposed development is not restricted by any Article 4 Directions or removal of permitted development rights by way of planning conditions affecting 'other alterations to the roof' of the dwellinghouse covered by Class C.

As the property is located within a conservation area, alterations under Class B of the GPDO are not permitted. Class B relates to 'the enlargement of a dwellinghouse consisting of an addition or alteration to its roof'. As the development does not constitute an enlargement, the provisions of Class B do not apply. The provisions of Class C; 'other alterations to the roof of a dwellinghouse' do apply.

Permitted Development	Applicant's Response
Any other alteration to the roof of a dwellinghouse.	The proposal consists of an alteration to the roof of the dwellinghouse by way of the provision of rooflights. As no enlargement is occurring, the development is considered to be an alteration to the roof of the dwellinghouse.
Development not Permitted	Applicant's Response
C.1. Development is not permitted by Class C if – (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (change of use);	The dwellinghouse was not granted by virtue of the listed classes.
(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	The proposed rooflights are flush with the plane of the original roof and as such will not protrude beyond the plane of the original roof. The requirements of (b) are complied with.
(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	The proposed alteration would not exceed the highest part of the original roof as the rooflights would be flush with the existing roof level.
(d) it would consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	The proposal does not include the installation, alteration or replacement of any of the specified items.

C.2. Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be — (a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	(a) The proposed rooflights are located on a roof slope forming a front elevation. (b) The lowest part of the proposed rooflights are set at 2.35m therefore they are proposed to be openable.
---	--

The proposed work constitutes 'permitted development' under the provisions of Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015.