

# London Borough of Barnet

## Town and Country Planning Act 1990, Section 192

### Lawful Development Certificate - Proposed use: Granted

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<b>Applicant</b>	Dennis Lou
<b>Application number</b>	24-00107-LDCP
<b>Application received</b>	28 November 2024 09:00
<b>Decision date</b>	3 December 2024 00:00
<b>Site address</b>	20, WORCESTER CRESCENT, LONDON, NW7 4LR
<b>Use/development</b>	Roof extension involving hip to gable, rear dormer window, juliette balcony with 2no. front facing rooflights. New side gable window

We certify that on the date of the application, the proposed use or operations described in the application and supporting plans were lawful for the purposes of S.192 of the Town and Country Planning Act 1990.

#### **The application is granted due to the following reason(s):**

The application site contains a semi-detached dwellinghouse at 20 Worcester Crescent, London, NW7 4LR

The site is not situated within a Conservation Area and is not within an area covered by an Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights. There are no TPO trees on site.

No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof B.1 (b) C.1 (b)

No part of the dwellinghouse, would as a result of the works, protrude beyond the plane of the existing roof slope on the principal elevation of the

## dwellinghouse B.1 (c)

The total cubic increase to the roof measures approx. 49.72 cubic metres, which is less than the specified maximum volume increase to roof space for semi-detached properties of 50 cubic metres. Through a rear dormer window extension measuring 29.37 cubic metres and a hip to gable extension measuring 20.36 cubic metres.

The proposal does not consist of the construction of a verandah, balcony or raised platform as defined by the General Permitted Development Order. The proposal does not include the alteration of chimney stacks. B.1 (e) C.1 (d)

The material changes to the exterior will be the same or of a similar appearance to those used on the existing dwellinghouse B.2 (a)

The eaves of the original roof will be maintained in terms of the rear dormer from the eaves of the existing roof, which is more than the required 0.2m. B.2 (b)

The window located on a roof slope forming a side elevation of the dwellinghouse is obscure-glazed and 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. B.2 (c).

### Rooflights:

The rooflights would not project more than 0.15 metres beyond the plane of the slope of the original roof when measure from the perpendicular with the external surface of the original roof.

### Conclusion:

The proposed development would comply with the requirements of Class B and Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and would therefore be LAWFUL.

### Informatives:

#### 1. I705 - S192 Lawful

The reason for this determination is: The proposal is for a building operation/use which, by virtue of Sections 55 and 57 of the Town and Country Planning Act 1990, is development requiring planning permission, but such development is PERMITTED under Class B and Class C, Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

#### 2. I708 - Use as single family dwellinghouse

This certificate is issued on the basis of the written evidence submitted with the application. Accuracy and the onus of proof rests with the applicant. Please note that this decision relates only to the circumstances

whereby the property is in use as a single family dwelling house. This certificate and permitted development rights do not apply in the case of converted properties or flats accommodation.

3. I710 - Class B: Mtls and windows

The development is permitted by Class B of the General Permitted Development Order 2015 (as amended) subject to the materials used in any exterior work being of a similar appearance to those used in the construction of the exterior of the existing dwelling house and any windows in a side elevation are required to be obscured glazed and non-opening up to a minimum height of 1.7m above the internal room floor level.

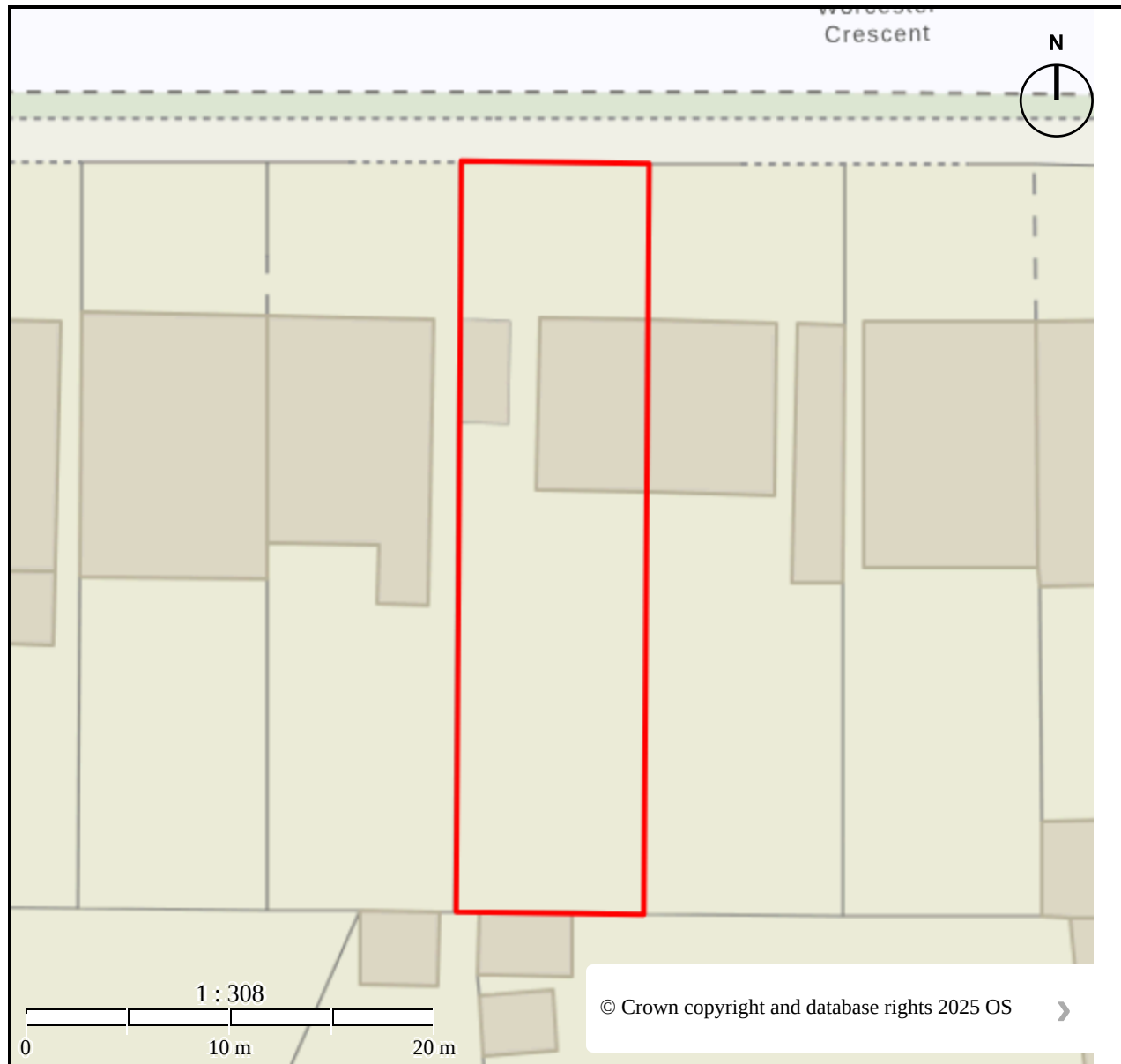
**This decision is based on the following approved plans:**

## **Planning application related documents**

<b>Document reference</b>	<b>Description</b>	<b>Date received</b>
P11 - Proposed Section	Sections - proposed	27 November 2024 17:54
P12 - Proposed 3D View	Street scene drawing Visualisations	27 November 2024 17:54
PL02 - Existing Floor Plans	Floor plan - existing Roof plan - existing	27 November 2024 17:54
PL08 - Proposed Roof Plan	Roof plan - proposed	27 November 2024 17:54
PL01 - Location and Block Plan	Location plan Site plan - existing Site plan - proposed	27 November 2024 17:54
PL05 - Proposed Ground Floor Plan	Floor plan - proposed	27 November 2024 17:54
PL06 - Proposed First Floor Plan	Floor plan - proposed	27 November 2024 17:54
PL07 - Proposed Second Floor Plan	Floor plan - proposed	27 November 2024 17:54
PL03 - Existing Elevations	Elevations - existing	27 November 2024 17:54
PL09 - Proposed Rear Elevation	Elevations - proposed	27 November 2024 17:54

Document reference	Description	Date received
PL10 - Proposed Front Elevation	Elevations - proposed	27 November 2024 17:54

## Site location



## Notes:

Enquiries regarding this document should include the application number and be sent to:

## Email

[planxenquiries@barnet.gov.uk](mailto:planxenquiries@barnet.gov.uk)

## Post

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Contact