

London Borough of Barnet

Town and Country Planning Act 1990, Section 192

Lawful Development Certificate - Proposed use: Granted

Applicant	man ho liu
Application number	24-00108-LDCP
Application received	28 November 2024 14:28
Decision date	4 December 2024 00:00
Site address	4, CECIL ROAD, LONDON, NW9 5EL
Use/development	Roof extension with rear dormer window and 3no. front facing rooflights. Single storey rear extension with 2no. rooflights

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 terraced dwellinghouse at 4 Cecil Road, London, NW9 5EL.

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.

As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage. A.1 (b)

The height of the part of the dwellinghouse enlarged, improved, or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse. A.1 (c)

The height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would not exceed the height of the eaves of the existing dwellinghouse. A.1 (d)

The enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse. A.1 (e)

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest and the enlarged part of the dwellinghouse would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres or exceed 4 metres in height. A.1 (f)(i)

The extension would not exceed 3m from the original rear wall of the dwellinghouse A.1 (g).

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres. A.1 (i)

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)

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 volume increase to the roof measures 27.4 cubic metres. This is compliant as the maximum volume increase to roof space for terraced properties is 40 cubic metres. B.1 (d)(i)

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

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, and the edges of the dormer are more than 0.2m from the eaves of the existing roof. B.2 (b) (i)

The rooflights would not project 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. C.1 (b)

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

2. I707 - Certificate Accuracy

This application is determined to be lawful based on the information submitted. If any information provided is inaccurate then this may invalidate the certificate. This would include submission of drawings that do not clearly indicate all non-original extensions to the property; and, inaccurate representation or failure to show level changes across the site.

3. 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.

4. I709 - Class A: Mtls and windows

The development is permitted by Class A 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 upper-floor window located in a wall or roof slope forming a side elevation are required to be obscure-glazed and non-opening up to a minimum height of 1.7m above the internal room floor level.

5. 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

Document reference	Description	Date received
ADD-142-PD-002-REV02: Existing floor plans and elevations	Elevations - existing Floor plan - existing	29 November 2024 11:37
ADD-142-PD-001-REV01: Site location	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed	29 November

Document reference	Description	Date received
and block plan	Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	2024 12:46
ADD-142-PD-003-REV01: Proposed floor plans	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	29 November 2024 12:46
ADD-142-PD-004-REV01: Proposed elevations	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Site plan - existing Site plan - proposed	29 November 2024 12:46

Site location



Notes:

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

Email

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Post

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