

London Borough of Barnet

Town and Country Planning Act 1990, Section 192

Lawful Development Certificate - Proposed use: Granted

Applicant	Abolore Solebo
Application number	24-00110-LDCP
Application received	6 December 2024 14:59
Decision date	12 December 2024 00:00
Site address	125, EDGWAREBURY LANE, EDGWARE, HA8 8ND
Use/development	Single storey rear extension. Roof extension involving hip to gable to both sides, rear dormer window, 2no front facing rooflights & 2no rear facing rooflights. Erection of a rear outbuilding. New front porch. Removal of 3 chimney stacks.

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 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 A, B, C, D, E and G, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

Informatives:

1. I100A - *Reasons/Justification for Grant of Permission

Reasons / Justification for Granting Permission: The application site contains a detached dwellinghouse at 125 Edgwarebury Lane, Edgware, HA8 8ND. The site is not situated within a Conservation Area. It is also not within an area covered by an Article 4 Direction restricting householder extensions. Furthermore, there are no conditions attached to the site which remove permitted development rights, and there are no onsite TPO trees. As a result of the proposed works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); 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 4 metres for a detached dwellinghouse or exceed 4 metres in height. A.1 (f) 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) The existing dwellinghouse has a width of 9.00m at its widest, therefore the proposed single storey rear extension is half the width of the existing dwellinghouse at 4.50m. The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, however as established above, it would not be more than half the width of the existing dwellinghouse and would therefore be lawful. A.1 (j) The materials used in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse A.3(a) Roof Extension: The total volume increase to the roof measures approx. 49.28 cubic metres, through a rear dormer window extension measuring 29.99 cubic metres and 2no. hip to gable extensions measuring 19.29 cubic metres. This is compliant with B.1 (d) which specifies the maximum volume increase to roof space for detached properties is 50 cubic metres. B.1 (d) 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 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) 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 as specified on the proposed elevation drawings B.2 (a) The eaves of the original roof will be maintained in terms of the

rear dormer, and the edges of the dormer when measured from the plans, are more than 0.2m from the eaves of the existing roof B.2 (b) 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 as stated on the proposed front elevation. This has been confirmed by the agent via email. Removal of chimney: As part of the construction of the hip-to-gable and rear dormer, 3no. chimney would be demolished. This is permitted under class G. Outbuilding: The outbuilding would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) E.1 (b) The outbuilding would not be situated on land forward of a wall forming the principal elevation of the dwellinghouse or facing a highway E.1 (c). The outbuilding will not be more than a single storey from ground floor level E.1 (d) The height of the outbuilding would not exceed 2.5 metres in the case of an outbuilding within 2 metres of the boundary of the curtilage of the dwellinghouse. The proposed outbuilding will be 2.5m in height and will have a flat roof. The eaves of the building will not exceed 2.5 metres. E.1 (e/f) The outbuilding would not be situated within the curtilage of a listed building E.1 (g) The proposed outbuilding would not include the construction or provision of a verandah, balcony or raised platform. The outbuilding is proposed to include the uses of a gym and storage which are considered to be, in-principle, uses incidental to the enjoyment of the main dwelling house. It is considered that the term 'incidental' connotes an element of subordination in relation to the enjoyment of the dwelling itself. On the particular facts of this case, the applicant has demonstrated that those spaces, would be incidental to the dwelling. By virtue of its scale, in relation to the main dwelling, the proposed outbuilding and its uses on the basis of the information provided, would be incidental to the main dwellinghouse. Front Porch: The proposed porch has an area of 1.30 square meters, which does not exceed 3 square metres in area. D.1(b) No part of the structure would exceed 3.00 metres above ground level. D.1(c) No part of the structure is located within 2 meters of any boundary of the curtilage of the dwellinghouse with a highway. D.1 (d)

2. 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 A, B, C, D, E and G, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

3. 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.

4. 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.

5. 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.

6. 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.

7. I711 - Class E: Outbldg Incidental

Please note that this decision relates only to the circumstances whereby the outbuilding is used for a purpose incidental to the enjoyment of the dwellinghouse. A purpose incidental to a dwellinghouse would not cover normal residential uses, such as separate self-contained accommodation nor the use of an outbuilding for primary living accommodation such as a bedroom, bathroom or kitchen.

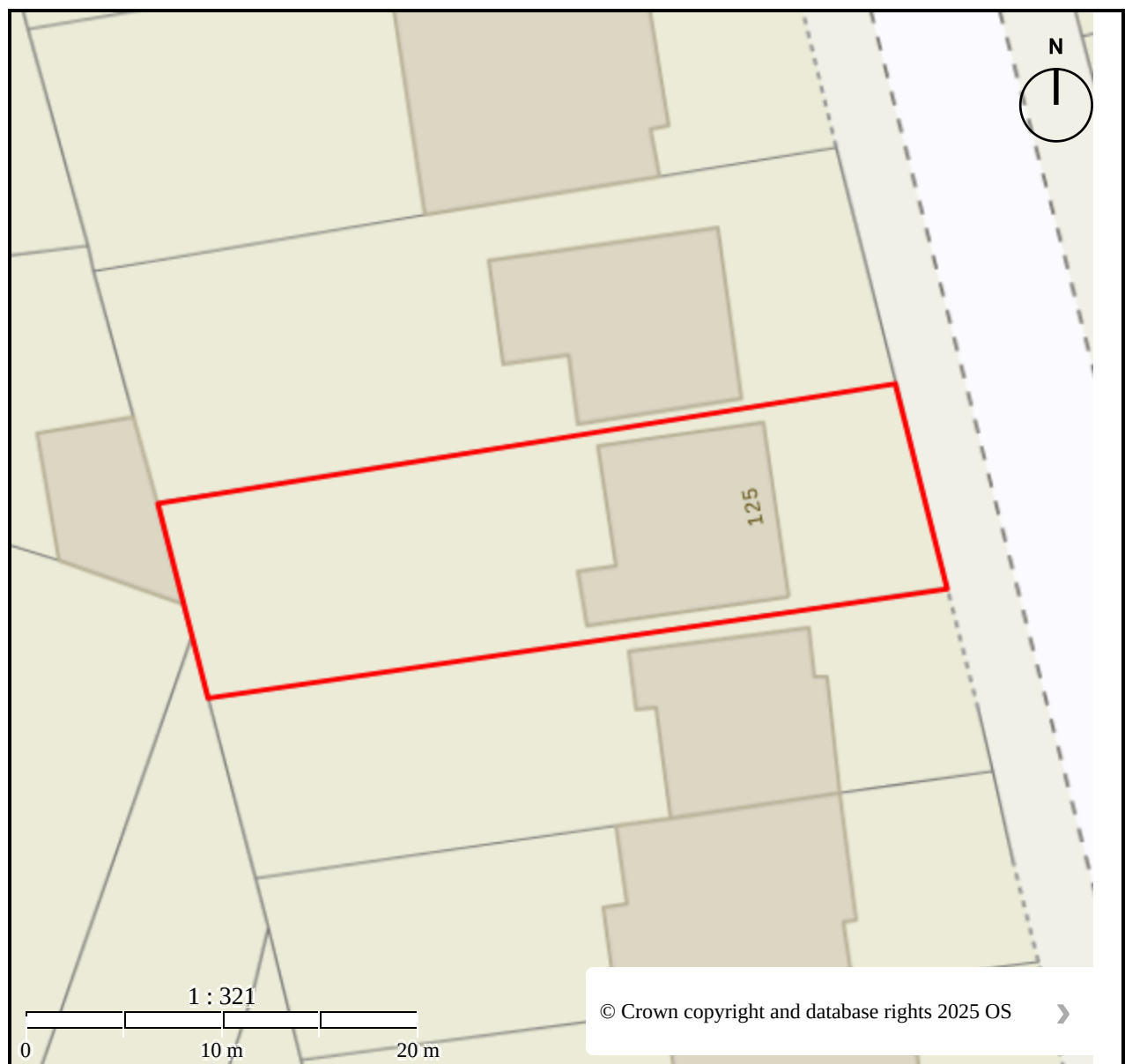
This decision is based on the following approved plans:

Planning application related documents

Document reference	Description	Date received
EDG 000: Location plan EDG 001PD: Existing and proposed site plans EDG 010PD: Existing ground floor plan EDG 012PD: Existing roof plan EDG 040: Existing front and rear elevations EDG 041: Existing north and south elevations EDG 112PD: Proposed second floor plan EDG 113PD: Proposed roof plan EDG 141PD: Proposed north and south elevations EDG	Elevations - existing Elevations - proposed Floor plan - existing Floor plan - proposed Location plan Roof plan - existing Roof plan - proposed Sections - existing Sections - proposed Site plan - existing Site plan - proposed	9 December 2024 12:58

Document reference	Description	Date received
142PD: Proposed outbuilding elevation		
EDG 110PD P2: Proposed ground floor plan	Floor plan - proposed	11 December 2024 16:11
Volume Calculations	Other - drawing	11 December 2024 16:12
EDG 140 PD P3: Proposed Front Rear Elevations	Elevations - proposed	12 December 2024 15:50

Site location



Notes:

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

Email

planxenquiries@barnet.gov.uk

Post

Mark Springthorpe, Planning Manager Development Management,
London Borough of Barnet,
2 Bristol Avenue, Colindale, London, NW9 4EW

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