

## London Borough of Barnet

### Town and Country Planning Act 1990, Section 192

## Lawful Development Certificate - Proposed use: Granted

<b>Applicant</b>	C Varnavas
<b>Application number</b>	25-00120-LDCP
<b>Application received</b>	14 January 2025 12:51
<b>Decision date</b>	11 February 2025 00:00
<b>Site address</b>	18, POTTERS LANE, BARNET, EN5 5BH
<b>Use/development</b>	Roof extension involving hip to gable, rear dormer window with 3no. front facing 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 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 C , 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 semi detached bungalow style dwellinghouse. The site is not situated within a Conservation Area and is not within an area covered by any relevant Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights. The site does not contain any TPO trees. 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. 49.56 cubic metres, through a hip to gable with total volume 19.73 cubic metres and a rear dormer measuring 29.82 cubic metres. Which is less than the specified maximum volume increase to roof space for semi-detached properties of 50 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, and the edges of the dormer are more than 0.2m from the eaves of the existing roof when measured from the plans, which is more than the required 0.2m. B.2 (b) No windows will be inserted on a wall or roof slope forming a side elevation of the dwellinghouse and therefore this application is not assessed against B.2 (c) 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. C.1 (b) The proposed development would comply with the requirements of Class 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.

## 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 B and C, 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. I710 - Class B: Mtls and windows

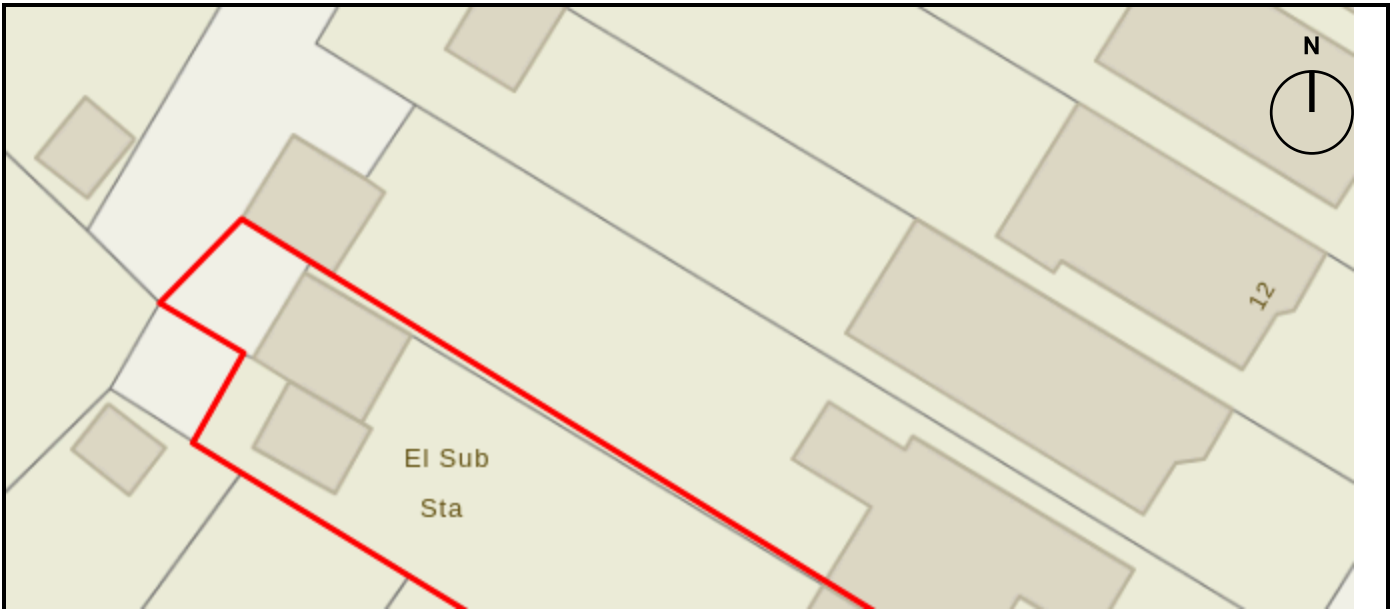
The development is permitted by Class B of the General Permitted Development Order 2015 (as amended) subject to the materials used in any exterior work being of a similar appearance to those used in the construction of the exterior of the existing dwelling house and any windows in a side elevation are 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
3576/2: Existing elevations	Elevations - existing Roof plan - existing	14 January 2025 12:53
3576/4: Proposed roof plan	Elevations - proposed Roof plan - proposed	14 January 2025 12:53
front and side elevation	Elevations - proposed Roof plan - proposed	14 January 2025 12:53
S1: Site plan	Site plan - existing	14 January 2025 12:53
B2: Proposed block plan	Site plan - proposed	14 January 2025 12:53
3576/1: Existing ground and roof plan	Floor plan - existing Roof plan - existing	14 January 2025 12:53
3576/3: Proposed ground and first floor plan	Floor plan - proposed	14 January 2025 12:53
3576/5: Proposed rear and side elevation	Elevations - proposed Sections - proposed	14 January 2025 12:53
section AA	Elevations - proposed Sections - proposed	14 January 2025 12:53

**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