

London Borough of Barnet

Town and Country Planning Act 1990, Section 192

Lawful Development Certificate - Proposed use: Granted

Applicant	Deepali Ladha
Application number	25-00126-LDCP
Application received	27 January 2025 16:23
Decision date	4 March 2025 00:00
Site address	31, BETHUNE AVENUE, LONDON, N11 3LD
Use/development	Roof extension involving hip to gable, rear dormer window with juliette balcony, 3no. front facing rooflights and new side gable window, following removal of roof of side projection (AMENDED DESCRIPTION)

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 Classes 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, single family dwellinghouse situated at 31 Bethune Avenue, N11 3LD within the Friern Barnet ward. The site is not within a conservation area nor

is it a listed building, furthermore there are no conditions attached to the site which remove permitted development rights. Proposal: Roof extension involving hip to gable, rear dormer window with Juliette balcony, 3no. front facing rooflights and new side gable window, following removal of roof of side projection (AMENDED DESCRIPTION) The proposed hip to gable and dormer extension is considered acceptable in terms of volume permitted for semi-detached properties. The total volume increase to the roof measures 49.89 cubic metres, through a rear dormer extension measuring 29.41 cubic metres and a hip to gable extension measuring 20.47 cubic metres, below the maximum permitted 50 cubic metres. The proposed extension would not exceed the height of the highest part of the existing roof and would not extend beyond the roof slope on principal elevation of the dwellinghouse, as the proposal would include an intermediate stage of removing the existing roof of the side wing. It would maintain the eaves of the existing roof, with the enlargement set back from the outer edge of eaves by more than 0.2m where the dormer is not adjoining with the existing two storey outrigger element, with side gable window proposed to be obscure glazed and fixed shut with openable parts occurring 1.7 metres above the floor level in which they are installed. Also, the material changes to the exterior will be the same or of a similar appearance to those used on the existing dwellinghouse. All front facing rooflights would not 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 development would comply with the requirements of Classes 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. I100 - *Plans

The plans accompanying this application are: A101 Rev B - Location, Existing plans and elevations A102 Rev B- Intermediate plans and elevations A103 Rev B- Proposed plans and elevations

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

4. 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.

5. 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.

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. Phased Development

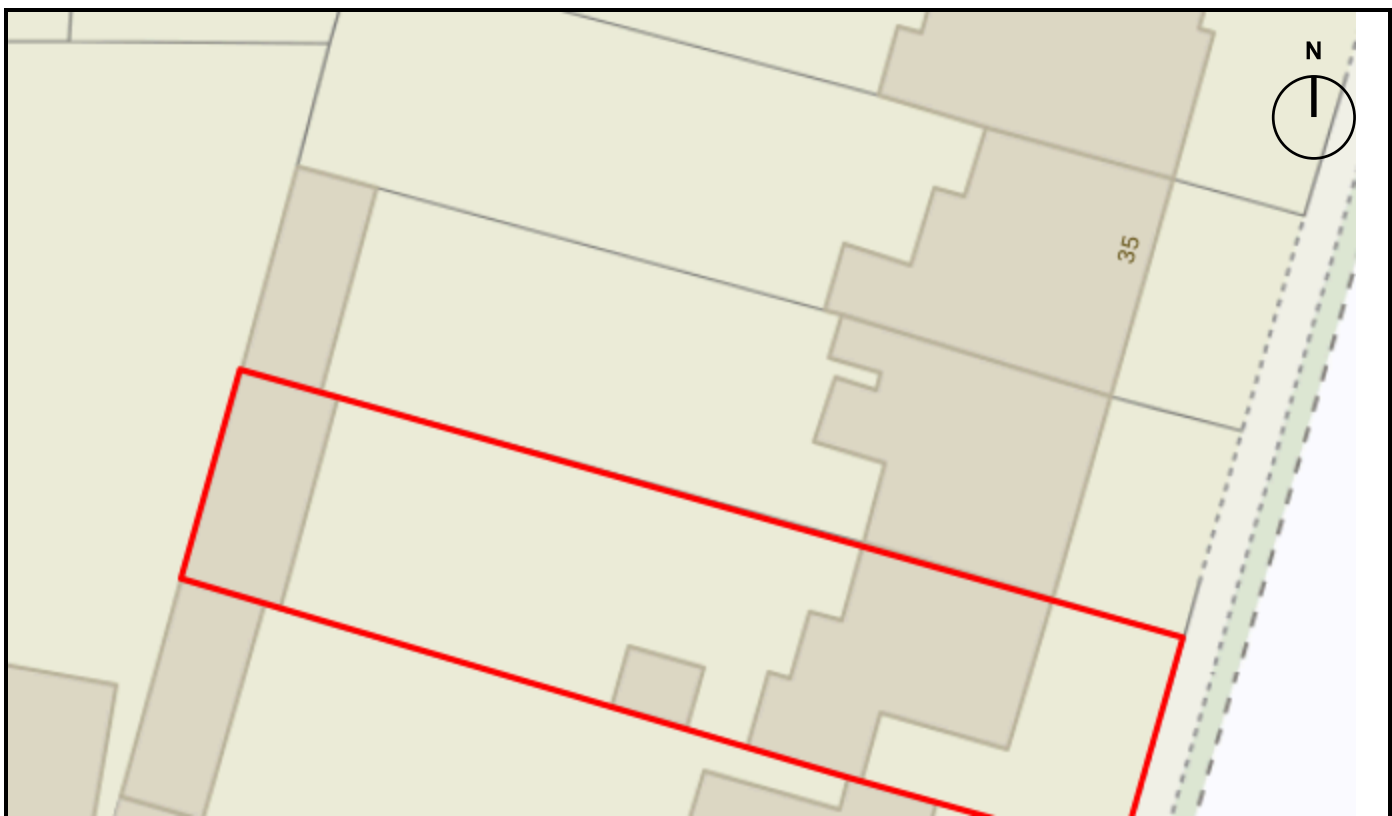
The applicant is advised that this Certificate relates only to the works as described and in that respect the proposed development will only be lawful if all of the works illustrated as falling within the Intermediate Stage (Stage 1) are fully completed prior to embarking upon the works shown on the Proposed Plans (Stage 2). To safeguard against the potential for future enforcement action, the Applicant is advised to fully document completion of the works in Stage 1 by way of photographic record.

This decision is based on the following approved plans:

Planning application related documents

Document reference	Description	Date received
A101 REV B		4 March 2025 11:08
A102 REV B		4 March 2025 11:08
A103 REV B		4 March 2025 11:08

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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Contact