

**125 Edgwarebury Lane,
Edgware, HA8 8ND**

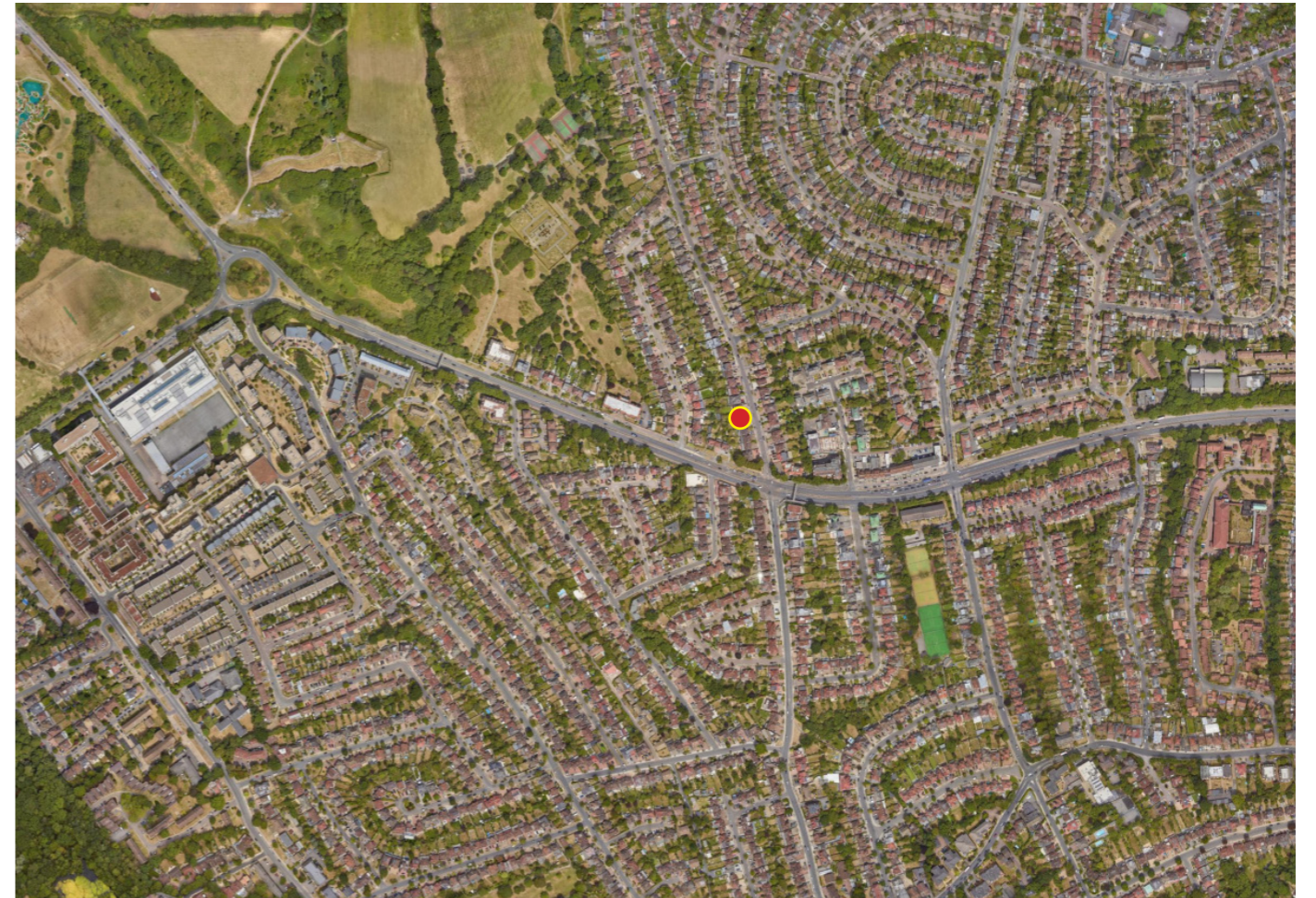
Permitted Development

Application for the Certificate of Lawfulness
December 2024



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Site location within the urban fabric of Edgware in the London Borough of Barnet



Site, within the London Borough of Barnet within the location of London

0.1 Introduction

This Permitted Development document has been prepared by Studio Dera on behalf of the applicant who wants to make improvements to the existing house. The site is located along Edwarebury Lane. It is a detached two storey house with visual appearance similar to its neighbours.

The aim of this report is to describe the scope of the project and demonstrate that changes proposed fit within the conditions of Permitted Development.

- 1 No. 125 - The Site
- 2 No. 127 - Neighbour
- 3 No. 123 - Neighbour



Aerial View



Existing Site Plan

0.2 Proposal & Grounds for Application

The proposals are for:

Extension (Class A)

Roof Alterations (Class B)

Adding Rooflights (Class C)

Erection of new porch (Class D)

Addition of a garden room in the rear garden (Class E)

Removal of chimneys (Class G)

The proposed development is Lawful as it is within Permitted Development Class A, B, C, D, E and Class G rights. The proposal meets all the relevant criteria as outlined on the following pages.

1.0 Permitted Development Class A.1 Conditions

Class A provides permitted development rights for the enlargement, improvement or other alteration of a house.

A.1 Development is not permitted by Class A if:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use). By change of use from shops, premises offering financial and professional services, hot food takeaways, betting shops, pay day loan shops, amusement arcades, casinos, launderettes, premises offering storage or distribution services, light industrial premises and agricultural buildings; or any houses which are flats. In these cases planning permission should be sought.

Not Applicable

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The extension will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Total area of the curtilage = 306sqm

Area of Extension = 51sqm (16.7%)

Area of Garden Room = 27sqm (8.8%)

Total = 25.5%

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

The extension will not exceed the height of the highest part of the roof of the existing dwellinghouse.

Highest part of the existing roof = 8.5m

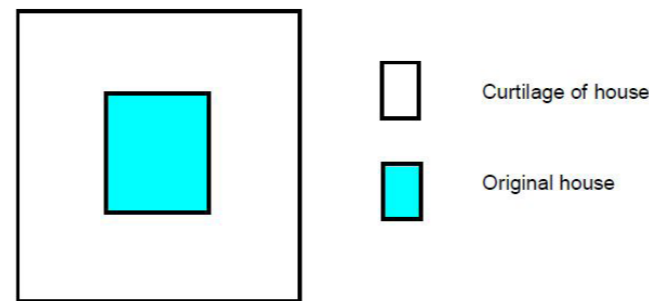
Height of the extension = 3m within 2m of boundary

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

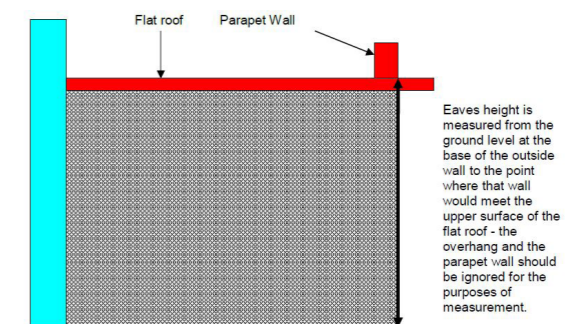
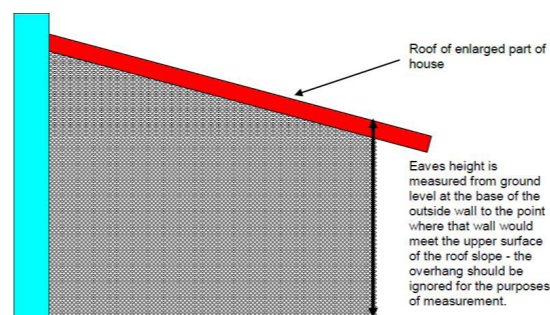
Eaves of the proposed does not exceed the height of the existing eaves

Height of the eaves of the existing dwellinghouse = 5.1m

Height of the eaves of the extension = 3m



In the diagram, the maximum area that can be built on as permitted development, would be 50% of the white area.



1.0 Permitted Development Class A.1 Conditions

A.1 Development is not permitted by Class A if:

- (e) the enlarged part of the dwellinghouse would extend beyond a wall which:
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse

The extension does not form the principal elevation of the original dwellinghouse and does not front a highway.

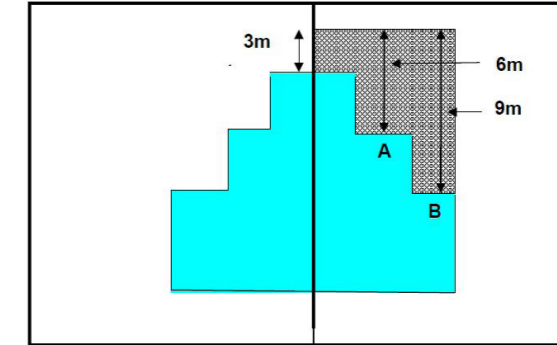
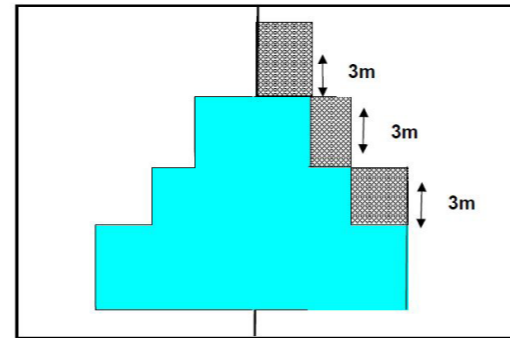
- (f) the enlarged part of the dwellinghouse would have a single storey and:
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height

The extension to detached dwellinghouse does not extend more than 4 metres beyond the rear wall and does not exceed 4 metres in height

- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and:
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height

[A single-storey extension to a house which is not on article 2(3) land or on a site of special scientific interest can be larger than allowed under paragraph (f) above, but it must not extend beyond the rear of the original house by more than 8 metres if a detached house, or by more than 6 metres in any other case. In both cases, the total height of the extension must not be more than 4 metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.]

Not applicable



1.0 Permitted Development Class A.1 Conditions

A.1 Development is not permitted by Class A if:

(h) the enlarged part of the dwellinghouse would have more than a single storey and:

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

The extension is a single storey

(i) 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 exceed 3 metres

The enlarged part dwellinghouse within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part are 3 metres.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse

The extension does not extend beyond a wall forming a side elevation of the original dwellinghouse.

(k) it would consist of or include:

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse

Development does not include construction of verandah, balcony, raised platform, microwave antenna, chimney, flue soil or vent pipe.

2.0 Permitted Development Class A.2 and A.3 Conditions

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or

(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c)

The dwellinghouse is not within article 2(3) land (national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites)

A.3 Development is permitted by Class A subject to the following conditions:

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The materials used in the exterior work would be of a similar appearance to those used in the exterior of the existing dwellinghouse

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:

(i) obscure-glazed, and

(ii) 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

No proposed window located in a wall or roof slope forming a side elevation of the dwellinghouse

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse

The extension has single storey

1.0 Permitted Development Class B.1

Class B provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof. Under Class B the following limits and conditions apply:

B.1 Development is not permitted by Class B if :

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule. By change of use from shops, premises offering financial and professional services, hot food takeaways, betting shops, pay day loan shops, amusement arcades, casinos, launderettes, premises offering storage or distribution services, light industrial premises and agricultural buildings; or any houses which are flats. In these cases planning permission should be sought.

Not Applicable

B.1 Development is not permitted by Class B if :

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

Roof alteration will not exceed the height of the highest part of the roof of the existing roof.

B.1 Development is not permitted by Class B if :

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

No part of the dwellinghouse would as a result of the works extend beyond the existing plane of any roof slopes that form the principal elevation fronting the highway.

1.0 Permitted Development Class B.1

B.1 Development is not permitted by Class B if :

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

The resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic meters (detached). The proposed volume for this application is 49.1 m³.

B.1 Development is not permitted by Class B if :

(e) it would consist of or include -

- (i) the construction or provision of a verandah, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

Installation, alteration or replacement of chimneys, flues or soil and vent pipes will often be necessary when loft conversions are undertaken. Whilst these are not permitted development under Class B of Schedule 2 to the Order, they may be permitted development under Class G.

Development does not include construction of verandah, balcony or raised platform. Alteration of chimney is in line with Permitted Development Class G, see below.

B.1 Development is not permitted by Class B if :

(f) the dwellinghouse is on article 2(3) land

Not Applicable, dwellinghouse not on article 2(3) land

1.0 Permitted Development Class B.2 Conditions

B.2 Development is permitted by Class B subject to the following conditions

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

External materials will match existing

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

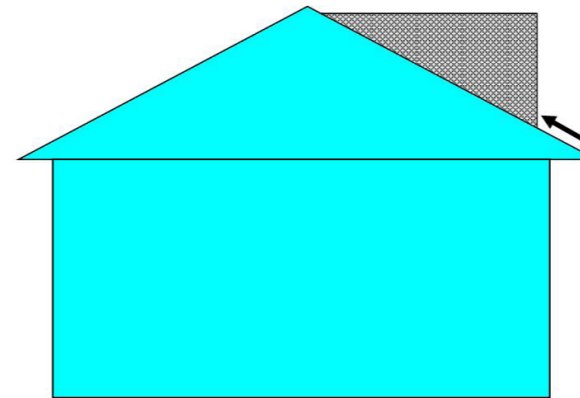
The eaves of the original roof are maintained, the edge of the enlargement is not less than 0.2m from the eaves and no part of the enlargement extends beyond the outside face of any external wall of the original house.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –

(i) obscure-glazed, and

(ii) 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

There are no windows proposed on the side elevation of the dwellinghouse.



Minimum of 0.2m from eaves to edge of the enlargement to be measured along the roof slope from the edge of the enlargement to the outer edge of the eaves. The enlargement cannot overhang the outer face of the wall of the original house.

1.1 Permitted Development Class C.1

Class C provides permitted development rights for any other alteration to the roof of a house. Such alterations cover the installation of roof lights/windows. Under Class C the following limits and conditions apply:

C.1 Development is not permitted by Class C if :

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule. By change of use from shops, premises offering financial and professional services, hot food takeaways, betting shops, pay day loan shops, amusement arcades, casinos, launderettes, premises offering storage or distribution services, light industrial premises and agricultural buildings; or any houses which are flats. In these cases planning permission should be sought.

Not Applicable

C.1 Development is not permitted by Class C if :

(b) the alteration would 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

Alterations would not protrude more than 0.15m beyond the plane of the slope of the original roof

C.1 Development is not permitted by Class C if :

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof

Highest part of the alteration is lower than the highest part of the original roof

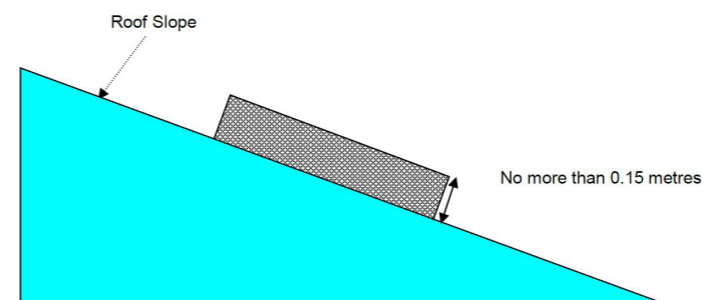
C.1 Development is not permitted by Class C if :

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Development does not include installation, alteration or replacement of solar photovoltaics or solar thermal equipment. Alteration of chimney is in line with Permitted Development Class G.



1.1 Permitted Development Class C.2 Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be -

- (a) obscure-glazed; and
- (b) 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

There are no windows proposed on the side elevation of the dwellinghouse.

1.2 Permitted Development Class D.1

Class D.1 provides permitted development rights for the erection of a porch outside any external door of a house.

D1. Development is not permitted by Class D if -

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Not Applicable

The erection of a porch is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

- (b) the ground area (measured externally) of the structure would exceed 3 square metres

The ground area (measured externally) does not exceed 3 square metres

- (c) any part of the structure would be more than 3 metres above ground level or

No part of the structure exceeds 3 metres above ground level

- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

No part of the structure is within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

3.0 Permitted Development Class E.1 Conditions

This provides permitted development rights within the curtilage of a house for:

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- (b) or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

The building is required for a purpose incidental to the enjoyment of the dwellinghouse

E.1 Development is not permitted by Class E if

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Not applicable

- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

The garden room will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Total area of the curtilage = 306sqm

Area of Extension = 18sqm (5.8%)
Area of Garden Room = 27sqm (8.8%)
Total = 14.6%

- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse

Development is not situated on land forward of a wall forming the principal elevation of the original dwellinghouse

- (d) the building would have more than a single storey

The garden room is single storey

- (e) the height of the building, enclosure or container would exceed
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case

The height of the garden room is 2.5m

- (f) the height of the eaves of the building would exceed 2.5 metres

The height of the eaves of the garden room does not exceed 2.5m

- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building

Development is not situated within the curtilage of a listed building

- (h) it would include the construction or provision of a verandah, balcony or raised platform

Development does not include construction of verandah, balcony, raised platform

- (i) it relates to a dwelling or a microwave antenna

Development does not relate to a dwelling or a microwave antenna

- (j) the capacity of the container would exceed 3,500 litres

Not applicable

1.3 Permitted Development Class G Conditions

This provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1 Development is not permitted by Class G if -

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

Not Applicable

(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

The height of the chimney, flue or soil and vent pipe would not exceed the highest part of the roof by 1 metre or more

(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which-

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse.

Not Applicable

2.0 Drawings

EDG	000	A3	1/1250	Location Plan
EDG	001	A3	1/500	Site Plan
EDG	010	A3	1/100	Existing Plans
EDG	040	A3	1/100	Existing (Front and Rear) Elevations
EDG	041	A3	1/100	Existing (North and South) Elevations
EDG	110	A3	1/100	Proposed Plans
EDG	140	A3	1/100	Proposed (Front and Rear) Elevations
EDG	141	A3	1/100	Proposed (North and South) Elevations
EDG	142	A3	1/100	Proposed Outbuilding Elevation