



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Direct Line: 020 8314 7400

Email: Planning@lewisham.gov.uk

Date: 30 July 2020

Property Ref: LE/265/E/TP

Our Ref: DC/20/116834

Mr Bailey
24 Elizabeth Avenue
Hove
BN36WG

Dear Mr Bailey,

CERTIFICATE OF LAWFUL DEVELOPMENT Town & Country Planning Act 1990 and Planning & Compensation Act 1991

The London Borough of Lewisham hereby determines that the proposal as shown in your application dated 27 May, 2020 and on the drawing submitted Regd. No. DC/20/116834 (applicant's plan no. Site Location Plan Received 3 June 2020; 5101-P-100 Rev.A; 5101-P-101 Rev.A; 5101-P-102 Rev.A; 5101-P201 Rev.E Received 23 July 2020; 5101-P200 Rev.F Received 28 July 2020; 5101-P202 Rev.H Received 29 July 2020) for the Lawful Development Certificate (Proposed) in respect of the construction of a single storey extension to the rear, and a rear roof slope extension to 26 Hillbrow Road, BR1, together with the installation of 2 rooflights to the front roof slope constitutes lawful development in accordance with Schedule 2, Part 1 Class A, B and C to the Town and Country Planning (General Permitted Development) Order 2015.

Additional Informative

A. Class A

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) must be of a similar appearance to those used in the construction of 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 must 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; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

B. Class B

Development is permitted by Class B subject to the following conditions:

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must 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 is, so far as practicable, 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; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must 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.

C. **Class C**

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 must 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.

The applicant is reminded that in order for the proposed rooflights to comply with Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, **the alteration must 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.**

Your attention is drawn to the Building Acts and Building Regulations which may apply. You are advised to contact Building Control at the Ground Floor Business Suite, Laurence House, 1 Cafford Road, London SE6 4RU, by telephone on 020 8314 8233 or by email at building.control@lewisham.gov.uk

Yours sincerely

Emma Talbot

Emma Talbot
Director of Planning