

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th April 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R.W. Laws Tel: 020 8379 3605

Ward: Haselbury

Application Number : P12-00139LDC

Category: Certificate of Lawfulness

LOCATION: 18, HUXLEY ROAD, LONDON, N18 1NN

PROPOSAL: Single storey rear side and rear extension, rear dormer with roof lights.

Applicant Name & Address:

Bassi Singh
18, HUXLEY ROAD,
LONDON,
N18 1NN

Agent Name & Address:

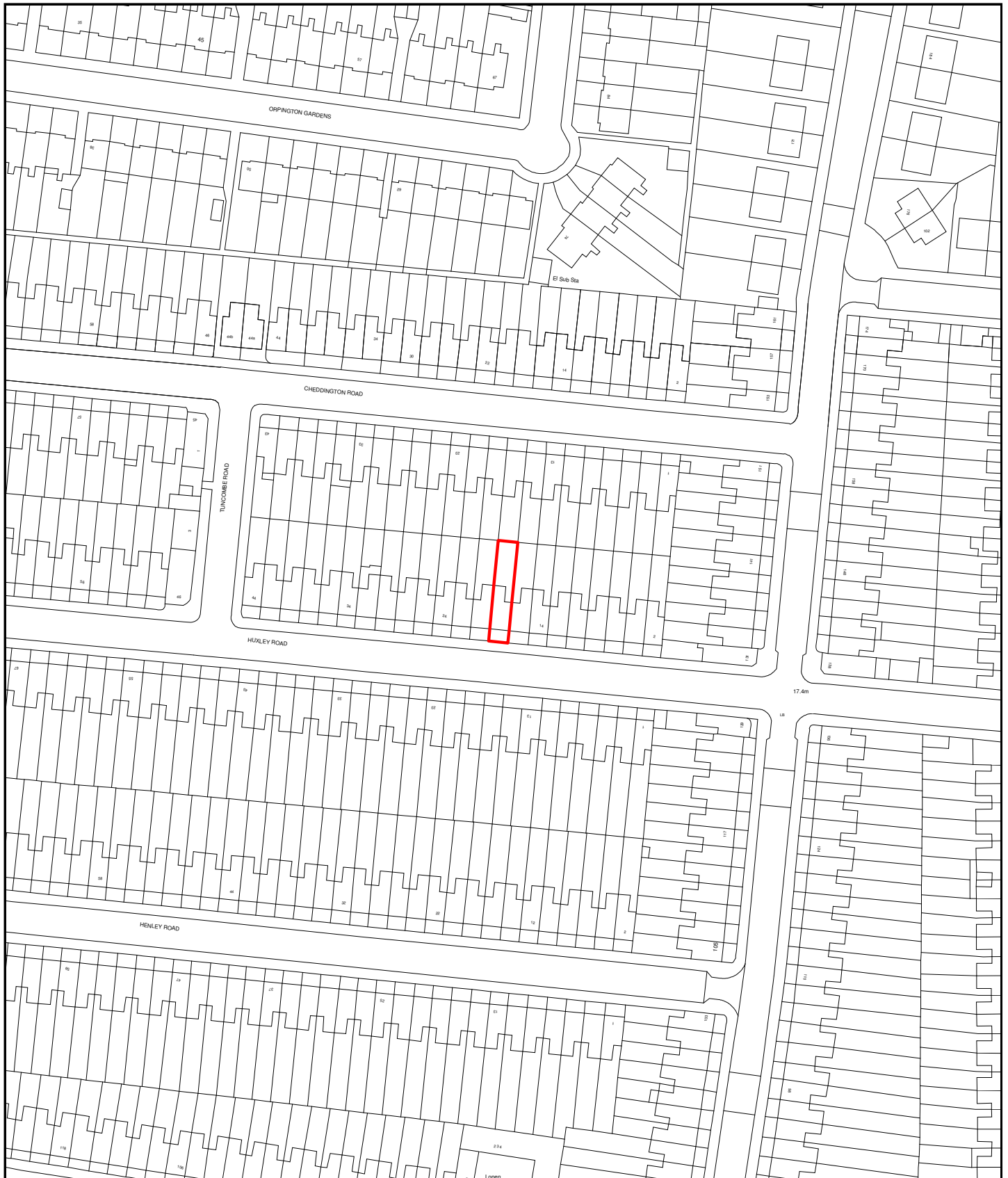
AMIR FAIZOLLAHI,
Enfield Council
Building Control
Civic Centre
Silver Street
Enfield
EN1 3XE

RECOMMENDATION:

That a Lawful Development Certificate be **ISSUED**.

Note to Members

Although a proposal of this nature would normally be considered under delegated authority, the plans accompanying this application have been drawn by Building Control as part of a new plan drawing service available to members of the public. As they are also acting as Agent, the application for a Lawful Development Certificate is reported to the Planning Committee for determination in the interests of probity and openness of the decision making process.



Development Control



Scale - 1:1250
Time of plot: 11:53

Date of plot: 11/04/2012

1. Site and Surroundings

- 1.1 The property is a two storey mid terrace dwelling with an existing conservatory attached to the side return. The surrounding area is residential in character.

2. Proposal

- 2.1 Conformation is sought that the proposed single storey rear extensions, rear dormer, three front roof lights and new soil vent pipe are permitted development and do not require planning permission having regard to the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008.

3. Relevant Planning Decisions

- 3.1 None

4. Consultation

- 4.1 In accordance with the Town and Country Planning Development Management (Procedural) Order 2010, no consultation is required in connection with applications for Certificates of Lawful Development. Moreover, an assessment of the application for permitted development under the relevant Regulation cannot take into account any representations from neighbours

5. Relevant Policy

- 5.1 Not applicable

6. Analysis

- 6.1 The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 amended the original 1995 Order and allows single family dwelling houses to be extended within certain defined parameters, without the need to obtain planning permission. In this respect with regards to the proposed two ground floor rear extensions Schedule 2, Part 1, Class A allows the enlargement; improvement or other alteration of a dwelling house provided that the following criteria are not breached.

- (a) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling (other than the original dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house)

= the site coverage as a result of the proposed extensions does not exceed 50% of the total area of the curtilage.

- (b) The height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house.

= the height of the single storey extensions does not exceed the height of the main dwelling house.

- (c) The height of the eaves of the part of the dwelling house enlarged, improved or altered would exceed the height of the eaves of the existing dwelling house.

= the height of the eaves at 3 metres does not exceed the eaves of the main dwelling house.

- (d) The enlarged part of the dwelling house would extend beyond a wall which

- (i) Fronts a highway, and
- (ii) Forms either the principal elevation or a side elevation of the original dwelling house

= not applicable

- (e) The enlarged part of the dwelling house would have a single storey and

- (i) extend beyond the rear wall of the original dwelling house by more than 4m in the case of a detached dwelling house, or 3meters in the case of any other dwelling house
- (ii) exceed 4m in height

= as a terraced property, the depth and height of the extension would not exceed 3 metres and 4 metres respectively

- (f) The enlarged part of the dwelling would be within 2m of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3meters

= although the extension would be sited within 2 metres of the boundary, the eaves height would not exceed 3 metres

- (g) It would consist of or include

- (i) the construction or provision of a veranda, 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 dwelling house

= the proposal does not involve any of these elements

6.2 It is also a requirement of the Order that the materials used shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house. This has been confirmed

6.3 In respect of the proposed rear dormer Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development (amendment (No2) (England) Order 2008 allows the enlargement of a dwelling house

consisting of an addition or alteration to its roof provided the following criteria are not breached

(a) Any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;

= the proposed dormer does not project above the ridge line of the existing roof

(b) Any part of the dwelling house would, as result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

= the dormer is to the rear of the property and does not front a highway

(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than

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

= the cubic content of the dormer at 15.95 cubic metres, is less than 40 cubic metres

(d) It would consists of or include

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

= the proposal does not involve any of these elements

(e) The dwelling house is on article1 (5) land

= the property is not within a Conservation Area

6.4 In addition a number of conditions need to be complied with

(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 dwelling house

= the materials proposed are considered appropriate

(b) other than in the case of a hip to gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof: and

= the dormer is set in 20cms from eaves as required

(c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be-

- (i) Obscure glazed, and
- (ii) Non- opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed

= not applicable

6.5 In respect of the proposed 3 front roof lights which fall under Class C, the following criteria must not be breached for it to be permitted development

- (a) The alteration would protrude 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
- (b) it would result in the highest part of the alteration being higher than the highest part of the original roof ;or
- (c) it would consist of or include-
 - (i) The installation, alteration or replacement of a chimney, flue or soil and vent pipe
 - (ii) The installation, alteration or replacement of solar photovoltaic's or solar thermal equipment.

The proposed roof lights comply with all these criteria.

6.6 In terms of the new soil vent pipe on the rear elevation this falls under Class G, the following criteria must not be breached for it to be permitted development.

- (a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1m or more: or
- (b) In the case of a dwelling house on article 1(5) 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 dwelling house

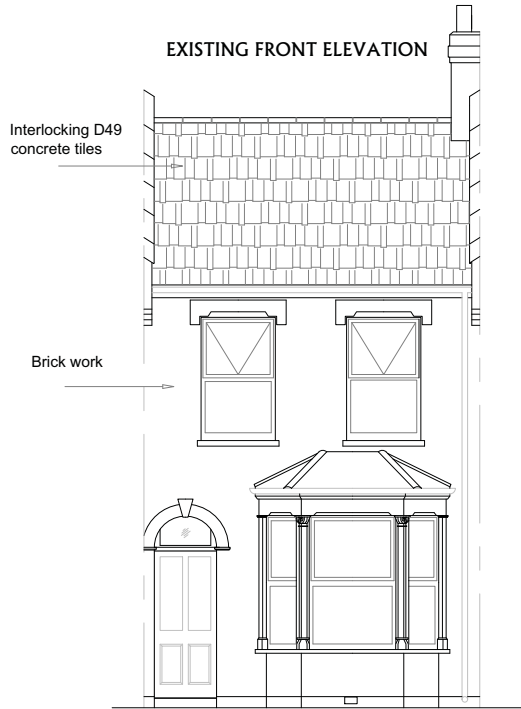
The proposed soil vent pipe does not breach the above criteria.

7. Recommendation

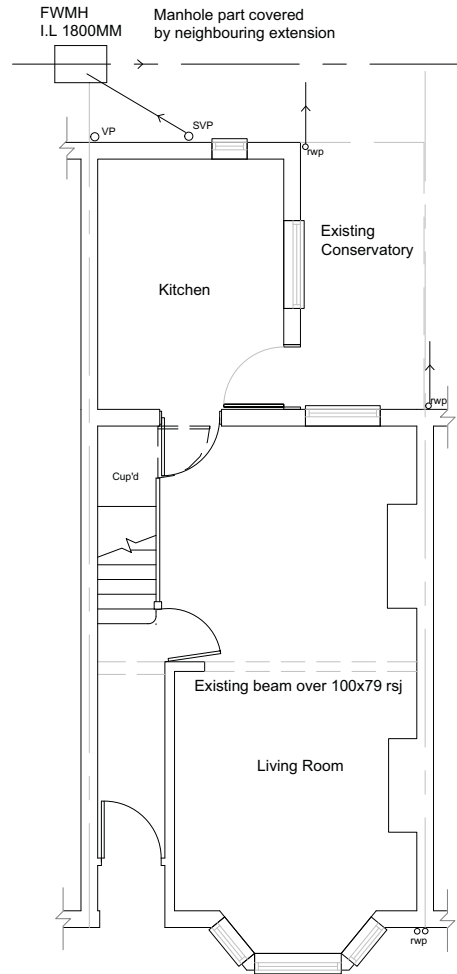
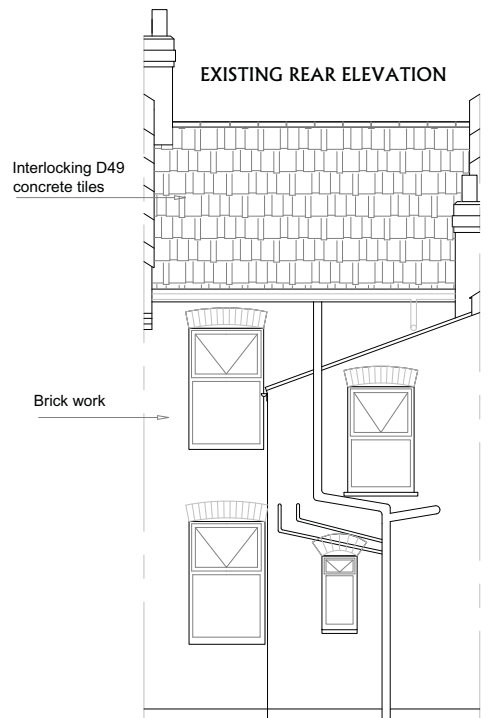
7.1 That a Lawful Development Certificate be issued for the following reason

“The proposal constitutes “ permitted Development” by virtue of Article 3 and Schedule 2 Part 1 Classes A, B, C and G of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by the Town and Country Planning (General Permitted Development) (Amendment) (no2) (England) Order 2008”.

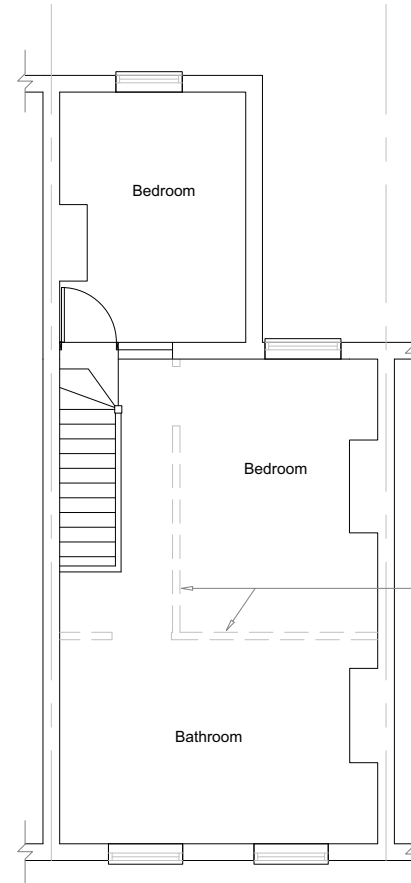
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



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The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from adjoining owner/s. The party wall procedure must be adopted before work commences on site. Please refer to information booklet from www.odpm.gov.uk/partywall-1996 or Tel 0870 122 6236



Plan Drawing Service
 PO Box 53, Civic Centre,
 Silver Street, Enfield, Middlesex EN1 3XB
 Tel: 020 8379 3624 fax 020 8379 3679
 email: building_control@enfield.gov.uk

Client		Mr B.Singh
Project		18 Huxley Road N18
Drawing Title		Existing
Drawing No.	P/S 002	Revision -
Scale	1:50	Size A2
Drawn by	A.G	Date 1/12/2011

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Foundations

Foundations to be designed in accordance with NHBC Document (comply with practice note 4.2). Min 1m in depth or to the invert level of any adjacent drains. 450mm wide. Excavations to be 600mm below signs of any roots. C20 concrete 1:2:6 mix. No trees with 30m of proposal. Drains passing through foundation to be bridged using 150x100mm R.C lintels

Cavity Wall (U-Value of 0.28 W/m sq K)

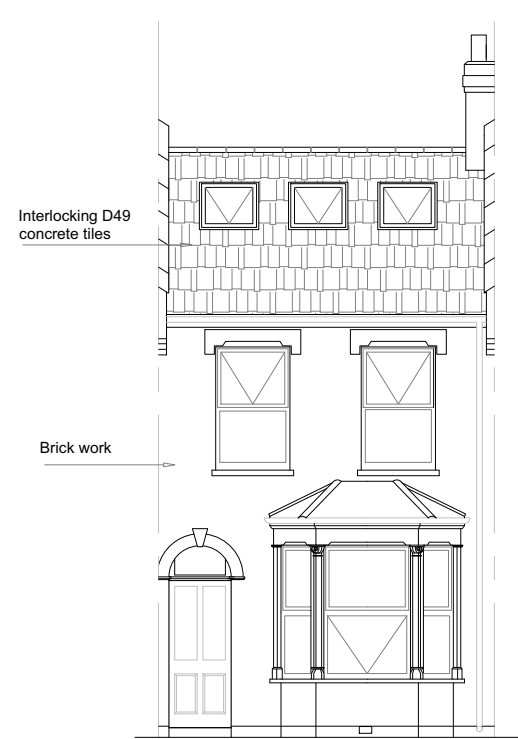
Semi-engineering bricks up to DPC. Mortar bed to be 10mm thick (1:5 mix). Total thickness of wall to be 300mm wide with 102.5mm facing brick work to outer leaf, 100mm thermalite blocks to inner leaf and 100mm full-fill cavity using Dritherm 32 cavity batts. Lean mix cavity fill to be 225mm below DPC. Stainless steel cavity wall ties to be spaced 900mm horzt and 450mm vertically. 300mm vertically around openings. Furfur wall starters to be used to tie new and existing brick work. DPC to be min 150mm above external ground level and lapped into existing. Insulated cavity-closers to be used around reveals. Catnic lintels to be used over structural openings.

Concrete Slab (U-Value of 0.22 W/m sq K)

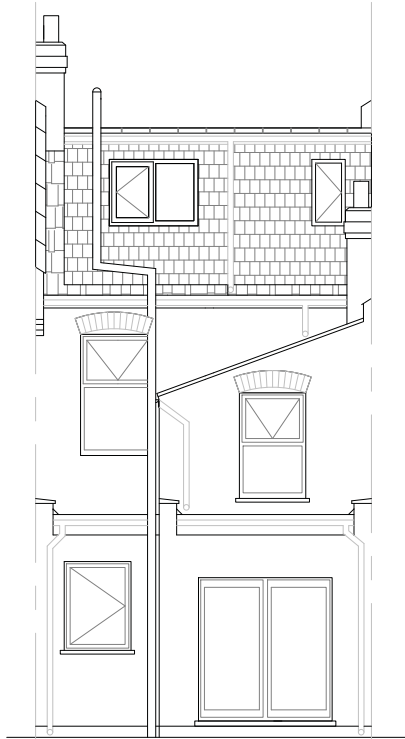
100mm concrete slab (1:6 mix). 1200g DPM to be lapped into DPC. Insulate perimeter of external wall with 25mm thick upstand. 80mm Celotex GA4000 floor insulation finished with 75mm screed (with chicken wire). Existing sub-floor to be vented using 100mm diameter ducts and periscopic vents. Size of airbricks to be 22mm sq per 1sq meter of floor area on opposite sides.

Flat Roof of G.F Extension (U-Value of 0.18 W/m sq K)

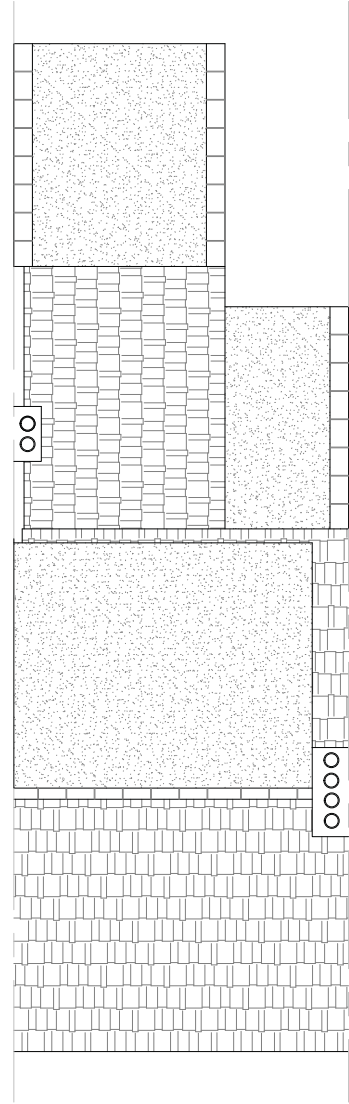
150mmx50mm C24 flat roof joists @ 400mm c/c. Support bearing of joists inside web of steel on one side and on 100mm x50mm timber wall plate on the other. Restrain wall plate to external wall using 100mmx30mmx5mm galvanized restraint straps at 2.0 c/c. Provide 1000mmx600mmx5mm restraint straps to tie flank wall to flat roof joists. Noggins to be used @ 2.0m c/c. Web of steel to be packed using noggins to prevent twisting of joists. 100mmx50mm firings to be positioned on top of joists to achieve a 1:40 fall. 18mm WPB plywood to be used as decking and secured to firing pieces using nails. 126mm thick Celotex TA4000 (insulation on top of deck to form a warm-deck roof. Cover flat roof with 2 layers of torch-on felt and finish with 1 layer of mineral felt to B.S 747. Use high performance felt (A-C fire rating) and provide certificate to L.A inspector. 50mmx 50mm arris rails to be provided around perimeter of flat roof. Code 4 lead flashing to be used 150mm above flat roof on parapet wall and existing 9" wall. All external timber to be treated. Wall to be built up to underside of roof decking and insulated at eaves to prevent cold bridging. 150mmx50mm wall plate to be secured to existing 9" wall using 12mm diameter threaded rods (150mm long) resin fixed @ 600mm c/c. Finish parapet wall using coping stones and close cavity with a DPC.



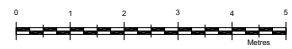
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

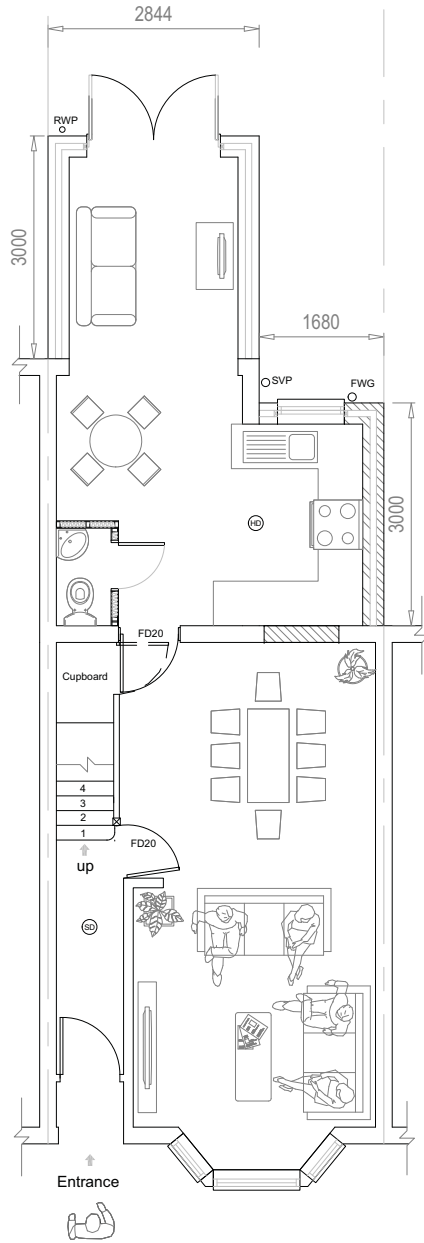


ROOF PLAN

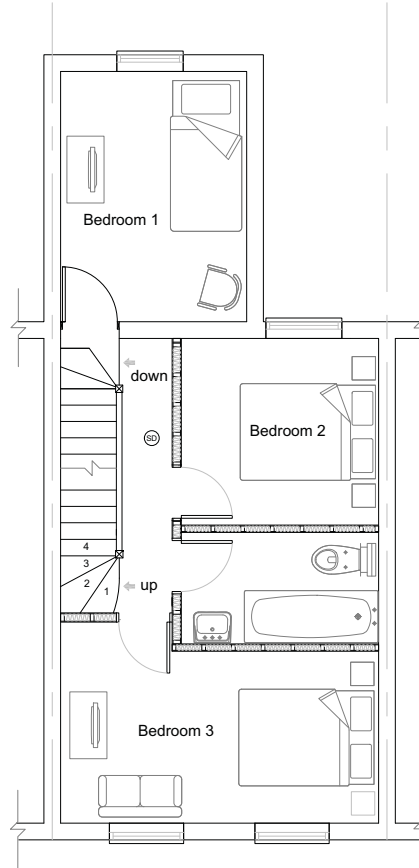


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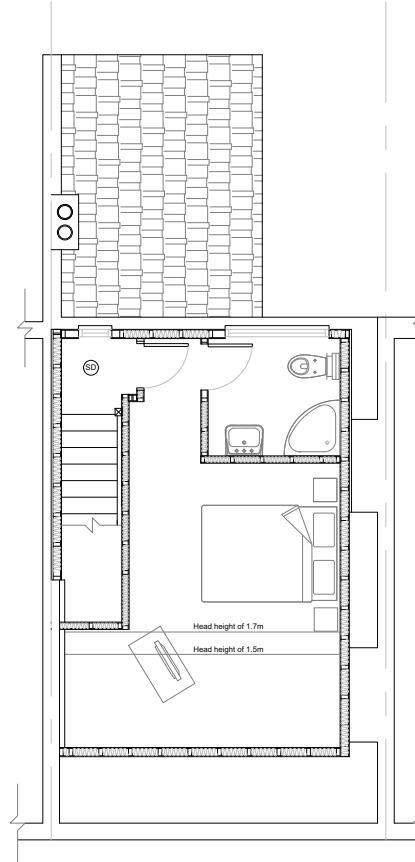
Client	
Mr B.Singh	
Project	
18 Huxley Road, N18	
Drawing Title	
Proposed Elevations	
Drawing No.	P/S 003
Scale	1:50
Drawn by	A.G
Revision	-
Size	A2
Date	1/12/2011



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN



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Pitch Roof of Loft Conversion (U-Value of 0.18 W/m sq K)

Existing 75mm x 50mm rafters to be maintained. New 150x50mm C16 rafters to be bolted to existing rafters using coach screws (90mm long x 6mm) from ridge-board to new attic wall. Position breathable membrane on top allowing for 25mm drupe. New 38mm x 25mm treated battens nailed into rafters and finished D49 match Tiles. Provide eaves carrier into guttering system. Rafters either side of Velux windows to be double-up and bolted together using 90mm x 6mm coach screws. Insulate between the rafters using 120mm Celotex GA4000 and 35mm to the underside. Provide a 25mm airgap above the insulation for ventilation. Provide 300mm mineral wool insulation to floor of storage/attic (achieve 0.16 w/m2k). Leave sufficient gap above the Ridge beam to allow air to ventilate from the flat roof over to the pitch roof.

* Thermal trade of with Flat roof (increase insulation as shown above to substitute the 120mm insulation in the flat roof).

Flat Roof of Dormer (U-Value of 0.18 W/m sq K)

150mmx50mm C24 @ 400 c/c flat roof joists. Support bearing of joists on timber lintel (2No 175x50mm) using jiffy hangers. Noggins to be used on roof and floor joists at 2.0m c/c. 100mmx 50mm Fittings to be positioned on top of joists to achieve a 1:40 fall. 18mm WBP plywood to be used as decking and secured to fitting pieces using nails. 120mm Celotex GA4000 insulation between the joists to provide a cold-deck roof. Maintain 50mm air-gap above the insulation and allow air to run above the ridge and over into pitched roof. Cover flat roof with 2 layers of torch-on felt and finish with 1 layer of mineral felt to B.S 747. Use only high performance felt (A-C fire rating) and provide certificate to L.A inspector. 50mmx50mm arris rails to be provided around perimeter of flat roof. All external timber to be treated. Insulate eaves to prevent cold bridging. Provide a continuous 25mm vented soffit to allow air into the roof structure. Provide fixi-band to tie flat roof joists and rafters over ridge beam.

Timber Framed Wall (U-Value of 0.28 W/m sq K)

100x50mm vertical studs with noggins every 1.5m staggered. 18mm WBP plywood externally with breathable membrane. Vertical hung plain roof tiles (205x165mm) nailed to the cross battens (38x25mm) using 40 x 2.65mm nails. Provide 35mm headlap @ 90 degree. Zink soakers to be provided around external reveals. Any wall within 1m of boundary to be provided with 6mm external fireboard (1/2hr fire protection). Insulate walls using 100mm Celotex FR4000 insulation between the studs and finish with 35mm thermalboards internally (3mm plaster finish). Sole-plate of timber framed wall to be tied to steel beam using 70x5mm self drilling screws or 70x5mm shot fired nails. Timbers studs either side of window openings to be doubled. 2 No 175x 50mm C16 timber joists to be used as lintels above window openings with 100mm bearing. Attic walls to be insulated using 100mm Celotex FR400 insulation and 35mm internally. Internal partitions separating rooms to be insulated using 75mm mineral wool insulation.

Party Walls

Party wall to be insulated using 70mm thermal-boards.



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Client		Mr B.Singh	
Project		18 Huxley Road, N18	
Drawing Title		Proposed Floor Plan	
Drawing No.	P/S 004	Revision	-
Scale	1:50	Size	A2
Drawn by	A.G	Date	1/12/2011