



**Application reference: 24/1734/PS192**  
MORTLAKE AND BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
09.07.2024	09.07.2024	03.09.2024	03.09.2024

**Site:**  
63 Cleveland Gardens, Barnes, London, SW13 0AJ  
**Proposal:**  
Rear L Shaped dormer with roof lights on front slope

**APPLICANT NAME**  
Tom Putt  
63 Cleveland Gardens  
Barnes  
London  
Richmond Upon Thames  
SW13 0AJ

**AGENT NAME**  
Mr George Kain  
Church House  
Glasshouse Lane  
Kirdford  
RH14 0LT

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**  
**Internal/External:**  
Consultee

**Expiry Date**

**Neighbours:**

-

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management  
Status: GTD Application:19/2498/PS192  
Date:25/09/2019 Single Storey Rear Extension and alterations to fenestration on ground floor side elevation. Rear Dormer Extension to main roof slope and roof to outrigger.

Development Management  
Status: WDN Application:19/3881/HOT  
Date:09/03/2020 Single storey side/rear extension, replacement window on rear elevation, removal of rooflight on rear roof slope. Demolition of existing garage block and replacement with a single storey outbuilding comprised of a new garage, gym, shower room and garden room

Development Management  
Status: GTD Application:20/2065/HOT  
Date:12/10/2020 Demolition of an existing conservatory and the construction of single storey rear and side extensions

Development Management  
Status: PDE Application:24/1734/PS192  
Date: Rear L Shaped dormer with roof lights on front slope

Building Control

Deposit Date: 26.07.2021          Demolition of an existing conservatory and the construction of single storey rear and side extension. Removal of two chimney breasts at ground floor and first floor

Reference: 21/1270/IN

Building Control

Deposit Date: 02.03.2022          Install a replacement consumer unit

Reference: 22/NIC00550/NICEIC

Building Control

Deposit Date: 26.01.2022          Install a gas-fired boiler

Reference: 22/FEN02748/GASAFE

Building Control

Deposit Date: 02.03.2022          Partial rewire

Reference: 24/NIC02371/NICEIC

Building Control

Deposit Date: 08.08.2024          Rear L shaped dormer with roof lights on front slope fire burning log stove for the ground floor lounge.

Reference: 24/0960/IN

Enforcement

Opened Date: 20.08.2021          Enforcement Enquiry

Reference: 21/0372/EN/NAP

Enforcement

Opened Date: 19.04.2022          Enforcement Enquiry

Reference: 22/0176/EN/EOP

<b>Application Number</b>	<b>24/1734/PS192</b>
<b>Address</b>	<b>63 Cleveland Gardens, Barnes, SW13 0AJ</b>
<b>Proposal</b>	<b>Rear L-shaped dormer with roof lights on front slope</b>

**1. Introduction**

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) applies to all land in England and Wales, other than land which is the subject of a special development order, and specifies various classes of development which may be undertaken without the permission of the local planning authority. Such development, referred to as "permitted development", is deemed to have planning permission by the Order, and does not require an application for planning permission to be submitted to the Council.

The applicant has submitted an application for a Certificate of Lawful Development (Proposed). In assessing this application, the Council is making a determination of law as to whether or not the proposed development complies with the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Issues such as the policies contained in the Council's adopted Richmond Local Plan (2018) are not to be taken into consideration as the decision is based on fact and not on policy grounds.

**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

The application site forms a central part of a terrace row. The property is 2 storeys in height with white sash windows, mixed stock brick and red brick detailing such as banding and to the ground floor bay.

The application site is situated within Barnes Village and is designated as:

- Flood defence
- Groundwater flood
- Article 4 direction basement
- Flood Zone 2 and 3
- SFRA Zone 3a
- Take away management zone
- Barnes Village Planning Guidance

**3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

Rear L Shaped dormer with roof lights on front slope

**Volume calculation:**

⊗ = LOFT DORMER (A)

$$\frac{\textcircled{A} \textcircled{B}}{2} = \frac{3.47 \times 2.35}{2} = 4.07$$

$$= 4.07 \times \textcircled{C} \textcircled{X} = 4.07 \times 5.30 = 21.57$$

⊙ = LOFT DORMER (B)

$$\frac{\textcircled{A} \textcircled{B}}{2} = \frac{2.30 + 0.76}{2} = 1.53 \times \textcircled{C} = 1.53 \times 3.21 = 4.91$$

$$= 4.91 \times \textcircled{E} \textcircled{Y} = 4.91 \times 3.65 = 17.92$$

TOTAL VOLUME

$$= X + Y$$

$$21.57 + 17.92 = 39.49$$

$$39.49\text{m}^3 < 40 \text{m}^3$$



The scheme seeks confirmation in the form of a lawful development certificate that the construction of the development described above would constitute permitted development.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

19/2498/PS192 – single storey rear extension and alterations to fenestration on ground floor side elevation. Rear dormer extension to main roof slope and roof to outrigger. Granted.

**4. CONSULTATIONS CARRIED OUT**

This is an application for a Certificate of Lawful Development (Proposed), which is a request to the Council to confirm that the development as specified does not require an application for planning permission to be submitted to the Council. In assessing this application, the Council is making a determination of law, and as such it is not considered to be necessary to undertake a public consultation.

**5. AMENDMENTS**

None.

**6. EXPLANATION OF RECOMMENDATION**

The application site is a dwellinghouse, and the application will be assessed against Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), which relates to "Development within the curtilage of a dwellinghouse".

**Class B**

**The scheme is considered to be permitted development under Class B 'The enlargement of a dwelling house consisting of an addition or alteration to its roof' for the following reasons:**

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

<b>B.1 Development is not permitted by Class B if—</b>	<b>Officer's Comment:</b>
<b>(a)</b> permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies
<b>(b)</b> any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	Complies
<b>(c)</b> 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;	Complies
<b>(d)</b> 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;	Complies  (Please see calculations set out under 'Proposals' above)
<b>(e)</b> 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;	Complies
<b>(f)</b> the dwellinghouse is on article 2(3) land;	Complies / Does not Comply (Delete as appropriate)

<b>(g)</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Complies
<b>(h)</b> the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	Complies

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

<b>B.2 Development is permitted by Class B subject to the following conditions—</b>	<b>Officer’s Comment:</b>
<b>(a)</b> 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;	Complies As confirmed by email/annotated on plan
<b>(b)</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	Complies
<b>(c)</b> 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.	Complies as annotated on plan

**Class C**

The development *is* considered to be permitted development under Class C ‘Any other alteration to the roof of the dwelling house’ for the following reasons:

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

<b>C.1 Development is not permitted by Class C if</b>	<b>Officer’s Comment:</b>
<b>(a)</b> permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	Complies
<b>(b)</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;	Complies (< 0.15m as annotated on submitted drawing)

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;	Complies
(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;	Complies
e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Complies

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 must be—

<b>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 must be</b>	<b>Officer’s Comment:</b>
(a) obscure-glazed; and	N/A
(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.	N/A

**7. RECOMMENDATION**

**Grant Certificate**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable  YES\*  NO  
 (\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
 (\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations  YES  NO

Case Officer (Initials): .....SG..... Dated: .....27/08/2024.....

**I agree the recommendation:**



Team Leader/Head of Development Management/Principal Planner

Dated: ...28/08/2024.....