London Borough of Barnet, Planning Services
2 Bristol Avenue, 7th Floor
Colindale, London, NW9 4EW
Tel: 0208 359 3000
Email: planning.enquiry@barnet.gov.uk

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	41
Suffix	
Property name	
Address line 1	Fortis Green
Address line 2	East Finchley
Address line 3	
Town/city	London
Postcode	N2 9JL

Description of site location must be completed if postcode is not known:

Easting (x)	527475
Northing (y)	189482

Description

2. Applicant Details

Title	
First name	Michelle
Surname	Swer
Company name	
Address line 1	41, Fortis Green
Address line 2	East Finchley
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	N2 9JL

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Holger
Surname	Mattes
Company name	Erbar Mattes Limited
Address line 1	Unit 6D
Address line 2	Thane Works
Address line 3	Islington
Town/city	LONDON
Country	
Postcode	N7 7NU
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

-Extension of the ground floor to the rear, comprising two new double glazed oak windows, white painted insulated brick elevations and steps down to the existing lawn. The extension replaces part of the existing uninsulated white rendered solid masonry rear wall and a low-quality white UPVC window. The extension flat roof will be covered with a modified single ply bitumen felt with grey finish.
-The reconfiguration of the existing raised outdoor seating area adjacent to the extension, comprising the erection of a white painted brick garden wall in lieu of a timber fence and steps down to the existing lawn. The reconfiguration of the outdoor seating area further comprises the replacement of a low-quality white UPVC door with a new double glazed oak bi-fold door.
-The relocation of the existing Section 24 public sewer manhole further downstream within the curtilage of the property. The new manhole will be located below the removable timber decking of the outdoor seating area (separate application submitted to Thames Water).
-The replacement of two rear-facing low-quality white UPVC windows at first floor level with new quality double glazed white timber casement windows.
-The refurbishment and redecoration of the existing painted render at first floor level to match the current white colour.
-The creation of a rear-facing loft box dormer adding 29.8m3 of volume (external dimensions of dormer measured from face of original roof) with two rear-facing aluminium-timber composite opening windows. The two dormer elevations will be clad in red-brownish clay tiles similar to the existing tiles of the house and adjacent neighbours. The window frames will be dark grey similar to the existing rooflight and the existing box dormer at no. 45 Fortis Green. The box dormer flat roof will be covered with a modified single ply bitumen felt with grey sanded finish.
-Re-roofing around the new box dormer with the same clay tiles used for the dormer elevations.
-The installation of three street-facing Velux opening rooflights with dark grey frames.

4. Description of Proposal

-The replacement of an existing external soil-vent stack with a new internal soil-vent stack with a new vent terminal located on the box dormer flat roof. Finish black.
-The replacement of an existing gas boiler flue located on the existing rear pitched roof with a new balanced gas boiler flue located on the box dormer flat roof. Finish black.
-The removal of the chimney breasts located on ground floor level in the street-facing living room and on first floor level in the street-facing bedroom. From here upwards, the remaining brick chimney will be supported and stabilised by a steel structure concealed within the loft floor buildup.
-The removal of the chimney breast located on first floor level in the rear-facing bedroom. From here upwards, the remaining brick chimney will be supported and stabilised by a steel structure concealed within the loft floor buildup.

Does the proposal consist of, or include, a change of use of the land or building(s)? ○ Yes ◉ No

Has the proposal been started? ○ Yes ◉ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing terraced dwelling house has not been extended by previous owners apart from a small glazed street-facing windlobby with a footprint of under 3m2. Structural bracing elements within the roof loft space have been removed by previous owners, but it appears that the volume of the loft space has not been increased, nor that the plane of the slope of the original roof has been altered or raised. A rear facing Velux type roof light that does not protrude more than 150mm and a flue which does not exceed the highest point of the house have been added by previous owners.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Existing drawings based on a recent laser survey of the existing condition:
136_01_02_T02 Existing Ground Floor Plan & Demo 1_100.pdf
136_01_03_T02 Existing First Floor Plan & Demo 1_100.pdf
136_01_04_T02 Existing Loft Plan & Demo 1_100.pdf
136_01_05_T02 Existing Roof Plan & Demo 1_100.pdf
136_16_01_T02 Existing Long Section A & Demo 1_100.pdf
136_16_02_T02 Existing Long Section B & Demo 1_100.pdf
136_17_01_T02 Existing Elevation South & Demo A3 1_50.pdf
136_17_02_T01 Existing Elevation North & Demo A3 1_50.pdf
Recent photographs of the existing condition and immediate context:
136_90_10_T01 Existing Condition Photographs.pdf

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

Is the proposed operation or use ◉ Permanent ○ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Having checked the proposals against the rules and conditions contained and illustrated in the document 'Permitted development rights for householders - Technical Guidance' (September 2019) published by the Ministry of Housing, Communities and Local Government, we trust that the proposed works do not require planning permission and are permitted development in accordance with Part 1 Class A, Part 1 Class B, Part 1 Class C, Part 1 Class F and Part 1 Class G.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

6. Site Information

Title Number	AGL185232

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ○ Yes ◉ No

7. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?	17.00
Number of additional bedrooms proposed	2
Number of additional bathrooms proposed	1

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◉ The agent
○ The applicant
○ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Interest in the Land

Please state the applicant's interest in the land

- (•) Owner
- ( ) Lessee
- ( ) Occupier
- ( ) Other

13. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	29/04/2021