

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0302.23

WARD: Heaton **Date Received:** 23rd June 2023

ADDRESS: 1 Harebell Way, Havering
Romford

PROPOSAL: Certificate of Lawfulness for Installation of a side window to ground floor

DRAWING NO(S): 2023-1026-A101
2023-1026-A102
2023-1026-A103
Harebell Way (Block Plan)
Harebell Way Location Plan 2

RECOMMENDATION: It is recommended that a **Certificate of Lawfulness be issued** in accordance with the details given at the end of the report

SITE DESCRIPTION

The application site features a two-storey end-terraced dwelling. It is not within a Conservation area, nor is it a listed building.

DESCRIPTION OF PROPOSAL

A Certificate of Lawfulness for a the installation of a side window to the ground floor.

RELEVANT HISTORY

* L/HAV 2046/71 - Residential Development Stage IV (Approved)

* 1256/83 - External Rendering (Approved)

CONSULTATIONS/REPRESENTATIONS

An application for a Certificate of Lawfulness is a request to the Council to confirm that the development as specified is Lawful. In assessing this application, the Council is making a determination of fact. As such, it is not considered to be necessary to undertake a public consultation.

RELEVANT POLICIES

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

MAYORAL CIL IMPLICATIONS

N/A

STAFF COMMENTS

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken. Site photographs were received from the applicant in relation to this application. In determining this Lawful Development Certificate application, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

The proposed flank window will be assessed against Schedule, 2, Part 1, Class A of the GPDO.

It is considered to comply because it would not be located on the upper-floor of a wall or roof slope forming a side elevation of the dwelling house.

Planning permission would therefore not be required for the ground floor flank window.

KEY ISSUES/CONCLUSIONS

The proposed development is considered to be in accordance with the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, as amended.

It would therefore not require planning permission, and as such, it is therefore recommended that a Certificate of Lawfulness should be issued in this instance.

RECOMMENDATION:

It is recommended that a **Certificate of Lawfulness be issued** in accordance with the following details

1 **Cert of Lawfulness - Reason for Approval Class A**

The operations come within the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, thereby not requiring planning permission.

INFORMATIVES

1 Cert of Lawfulness Building Regs

This certificate provides confirmation that the development is lawful. You should also check whether the development requires separate Building Regulation consent. Information is available on the Building Control webpages and the team is available between 9am and 10am Monday to Friday via 01708 432700.

2 Cert of Lawfulness 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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

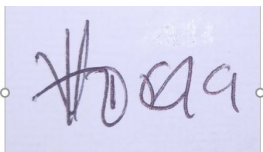
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be-

(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; and

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

Authorising Officer:

A handwritten signature in purple ink, appearing to read 'Victoria Collins', is enclosed in a light blue rectangular box. The signature is written in a cursive, stylized font.

Victoria Collins

23rd August 2023