

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0498.25

WARD: Mawneys **Date Received:** 6th November 2025

ADDRESS: 33 Maidstone Avenue
Romford

PROPOSAL: Certificate of lawfulness for proposed conversion of roof space to habitable use to include a rear dormer, and conversion of roof from hip to gable end with obscure glazed window in gable wall.

DRAWING NO(S): Location Plan
MS28810 SHEET 1 of 1 Rev 0
MS28811 SHEET 1 of 1 Rev 0
MS28812 SHEET 1 of 1 Rev 0
MS28813 SHEET 1 of 1 Rev 0
MS28814 SHEET 1 of 1 Rev 0

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

SITE AND SURROUNDINGS

Residential, two storey semi-detached dwelling finished in pebble-dash. It is noted that the application dwelling is not a listed building or within a conservation area.

THE PROPOSAL

A Certificate of Lawfulness is sought for a proposed conversion of roof space to habitable use to include a rear dormer, and conversion of roof from hip to gable end with obscure glazed window in gable wall.

1. The proposed hip to gable adds 15.45 cubic metres (7.75m wide, 2.87m high and 4.17m deep).
2. The proposed rear dormer window would measure approximately 5.974m wide, 3.47m deep and 2.71m high. The proposed dormer results in an additional volume of 28.09 cubic metres.

The cumulative volume of the proposed hip to gable conversion and rear dormer window including roof light on top would be approximately 43.54 cubic metres.

3. Two roof lights are proposed on the front elevation.

4. The window within the proposed gabled wall would be obscured glazed and any openings to be at least 1.7m above finished floor level as per annotation on drawing MS28814 SHEET 1 of 1 Rev 0.

RELEVANT PLANNING HISTORY

Building Control records show that a final certificate was issued for this dwelling in December 1928.

Y0274.25	Single storey rear extension with an overall depth of 5m, a maximum height of 3m, and an eaves height of 3m (PRIOR APPROVAL)
Pr App Given	12-12-2025

REPRESENTATION SUMMARY

N/A.

PLANNING POLICIES

Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

MHCLG Permitted development rights for householders Technical Guidance September 2019.

MAYORAL CIL IMPLICATIONS

Not CIL Liable.

OFFICER APPRAISAL

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

The proposed development falls within Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the development would consist of an enlargement to the dwelling house consisting of an addition or alteration to its roof (hip to gable, rear dormer window and roof lights).

The proposed roof enlargement comprises of a rear dormer window to a semi-detached property which would have a volume of 43.54 cubic metres and therefore would not exceed 50 cubic metres.

There is annotation on drawing no. MS28814 SHEET 1 of 1 Rev 0 which states "dormer face and cheeks to be tile hung to match existing roof". An informative has been added to the decision notice

regarding the face and cheeks of the dormer to be tile hung.

The submitted plan MS28814 SHEET 1 of 1 Rev 0 states the window within the proposed gabled wall would be obscured glazed and any openings to be at least 1.7m above finished floor level which would also comply with Class B.

Furthermore, the proposed roof lights to the front of the dwelling would not protrude more than 150mm from the roof slope as shown as indicated on drawing no. MS28813 SHEET 1 of 1 Rev 0 & MS28814 SHEET 1 of 1 Rev 0 and the same plan shows that the roof lights would not be higher than the highest part of the roof.

It is considered that the proposal falls within Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

For the reasons outlined above, it is recommended that a Certificate of Lawfulness be issued in this instance. Development is permitted by Classes B and C subject to the following conditions being adhered to under the informative section of this report.

CONCLUSION

The proposed development is considered to be in accordance with the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 and it is therefore recommended that a Certificate of Lawfulness 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 B

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

2 Cert of Lawfulness - Reason for Approval Class C

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

INFORMATIVES

1 Cert of Lawfulness Class B

The 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.

2 Cert of Lawfulness 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 shall 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.

3 Rear Dormer Window Finish Informative

Rear Dormer Window Finish Informative

The applicant should note that the face and cheeks of the rear dormer window shall be tile hung to match the appearance of the main roof of the dwelling.

4 Cert of Lawfulness Building Regs

Building Regulations Informative

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.

5 Party Wall

Party Wall Informative

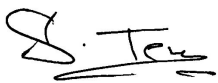
This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or

immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

23rd December 2025