

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: D0572.25

WARD: St Andrew's **Date Received:** 24th December 2025

ADDRESS: 154 Abbs Cross Lane
Hornchurch

PROPOSAL: Certificate of Lawfulness for proposed hip to gable loft, including a rear dormer with Juliet balcony, roof lights to front, and alteration of side roof profile from hip to flat roof involving removal of roof over existing side extension.

DRAWING NO(S): LIVARCH / 152 ACL / 201 ISSUE A
LIVARCH / 152 ACL / 202 ISSUE A
LIVARCH / 152 ACL / 203 ISSUE B
LIVARCH / 152 ACL / 204 ISSUE B
LIVARCH / 152 ACL / 205 ISSUE A
LIVARCH / 152 ACL / 206 ISSUE A
LIVARCH / 152 ACL / 207 ISSUE B
LIVARCH/154ACL/208

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 painted render. 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 hip to gable loft, including a rear dormer with Juliet balcony, roof lights to front, and alteration of side roof profile from hip to flat roof.

- 1.The proposed hip to gable adds 22.46 cubic metres (9.09m wide, 3.28m high and 4.52m deep).
- 2.The proposed rear dormer window with the Juliet balcony would measure approximately 5.64m wide, 3.59m deep and 2.5m high. The proposed dormer results in an additional volume of 25.31 cubic metres.

The cumulative volume of the proposed hip to gable conversion and rear dormer window would be approximately 47.77 cubic metres (22.46m³+25.31m³).

3. Three roof lights on the front elevation of the dwelling.

4. The hip roof over the first floor side extension which was approved as part of application L/HAV 805/74 would be removed creating a flat roof.

RELEVANT PLANNING HISTORY

Building Control records show that a habitation certificate was issued for this dwelling in September 1933.

L/HAV 2990/73 - Garage with bedroom over

L/HAV 805/74 - Garage with bedroom over - Approved.

P1627.25 Erection of rear out-building.

Apprv with cons 11-02-2026

P1628.25 Single storey side/rear extension, single storey front porch, and raised patio with steps & screen fencing to rear

Awaiting Decision

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 roof, rear dormer window and roof lights).

The proposed roof enlargement which includes the hip to gable roof alteration and a rear dormer window to a semi-detached property would have a volume of 47.77 cubic metres and therefore would not exceed 50 cubic metres.

An informative has been added to the decision notice regarding the face and cheeks of the dormer being tiled as per note on drawing no. LIVARCH / 152 ACL / 203 ISSUE B.

The rear dormer would have a Juliette balcony which is acceptable under Class B as per note on drawing no. LIVARCH / 152 ACL / 203 ISSUE B.

Furthermore, the proposed roof lights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof and would not be higher than the highest part of the roof as shown on drawing no. LIVARCH / 152 ACL / 203 ISSUE B.

The removal of the roof over the existing two storey side extension falls within Class C which provides permitted development rights for any other alteration to the roof of a house. Such alterations will not involve any enlargement of the house. No objection is raised to the removal of the roof over pitched roof projection.

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 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>

5 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.

Authorising Officer:



Raphael Adenegan

4th March 2026