

**From:**ALAN COX

**Sent:**5 Oct 2021 13:14:04 +0100

**To:**Palmer, Emily

**Cc:**richardmason@btinternet.com

**Subject:**RE: Planning application amendment request for application 21/4917/192 at 2 Meadowside Puller Road Barnet EN5 4HB

\*\* Warning External Email \*\*

Hi Emily.

I would confirm the following.

1. Material of the proposed development will match the materials of the exterior of the existing dwelling.
2. The rooflight will not protrude more than 0.15m
3. The window will be non-opening and obscured glazed.

Kind Regards

Alan Cox

Alan Cox Associates

Tel: 020 8440 7777

Mob: 07973 839952

[www.coxassociates.co.uk](http://www.coxassociates.co.uk)

-----Original Message-----

From: Emily.Palmer@barnet.gov.uk <Emily.Palmer@barnet.gov.uk>

Sent: 05 October 2021 11:37

To: ALAN COX <alan@coxassociates.co.uk>

Subject: Planning application amendment request for application 21/4917/192 at 2 Meadowside Puller Road Barnet EN5 4HB

Dear Sir/Madam

Please find attached a letter requesting amendments for Application No 21/4917/192 Kind regards

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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="2 Meadowside"/>
Address line 1	<input type="text" value="Puller Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Barnet"/>
Postcode	<input type="text" value="EN5 4HB"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="524138"/>
Northing (y)	<input type="text" value="196972"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text" value="MR"/>
First name	<input type="text" value="R"/>
Surname	<input type="text" value="MASON"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="2 Meadowside, Puller Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Barnet"/>

2. Applicant Details

Country	
Postcode	EN5 4HB
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	MR
First name	Alan
Surname	Cox
Company name	Alan Cox Associates
Address line 1	224a High Street
Address line 2	
Address line 3	
Town/city	Barnet
Country	United Kingdom
Postcode	EN5 5SZ
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)

LOFT CONVERSION TOINCLUDE SIDE DOREMER AND FRONT AND REAR ROOFLIGHTS

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)

5. Grounds for Application

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

NA

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

SEE SUBMITTED PLANS

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?

THE PROPOSALS CONSTITUTE PERMITTED DEVELOPMENT UNDER CLASS B OF THE GPDO 2016

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"

Title Number	NA
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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?	42.00
Number of additional bedrooms proposed	20
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

## 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)

10/09/2021

Planning and Building Control  
2 Bristol Avenue, Colindale, London, NW9 4EW  
Contact Number: 0208 359 3947

Mr Alan Cox  
Alan Cox Associates  
224A High Street  
Barnet  
EN5 5SZ

Application Number: **21/4917/192**  
Registered Date: 23 September  
2021

**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: Part 8**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**  
**(PROPOSED USE OR DEVELOPMENT)**

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby certifies, within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), that unless any relevant factor has changed since the application date, the following use / development is **LAWFUL**:

**Roof extension involving side dormer window, 1no rear and front facing rooflight**

**At: 2 Meadowside , Puller Road, Barnet, EN5 4HB**

as referred to in your application and shown on the accompanying plan(s):

**INFORMATIVE(S):**

1 The plans accompanying this application are:

Site Location Plan

Existing Plans  
5099212

Proposed Plans  
509921-1

Amendments

- 2 The reason for this determination is: The proposal is for a building operation/use which, by virtue of Sections 55 and 57 of the Town and Country Planning Act 1990, is development requiring planning permission, but such development is PERMITTED under Class B and C, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 3 This application is determined to be lawful based on the information submitted. If any information provided is inaccurate then this may invalidate the certificate. This would include submission of drawings that do not clearly indicate all non-original extensions to the property; and, inaccurate representation or failure to show level changes across the site.
- 4 This certificate is issued on the basis of the written evidence submitted with the application. Accuracy and the onus of proof rests with the applicant. Please note that this decision relates only to the circumstances whereby the property is in use as a single family dwelling house. This certificate and permitted development rights do not apply in the case of converted properties or flats accommodation.
- 5 The development is permitted by Class B of the General Permitted Development Order 2015 (as amended) subject to the materials used in any exterior work being of a similar appearance to those used in the construction of the exterior of the existing dwelling house and any windows in a side elevation are required to be obscured glazed and non-opening up to a minimum height of 1.7m above the internal room floor level.

**Date of Decision: 6 October 2021**

**Signed:**



**Fabien Gaudin**  
**Service Director – Planning and Building Control**

**NOTE(S):**

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operation above and taking place on the land also described above was lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations described above on the land also specified above. Any use/operation which is materially different

from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
5. This notice relates solely to the grant of a certificate of lawfulness and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making an application for Building Regulations approval, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control).

## **APPEAL GUIDANCE:**

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.



Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

### **PURCHASE NOTICES:**

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

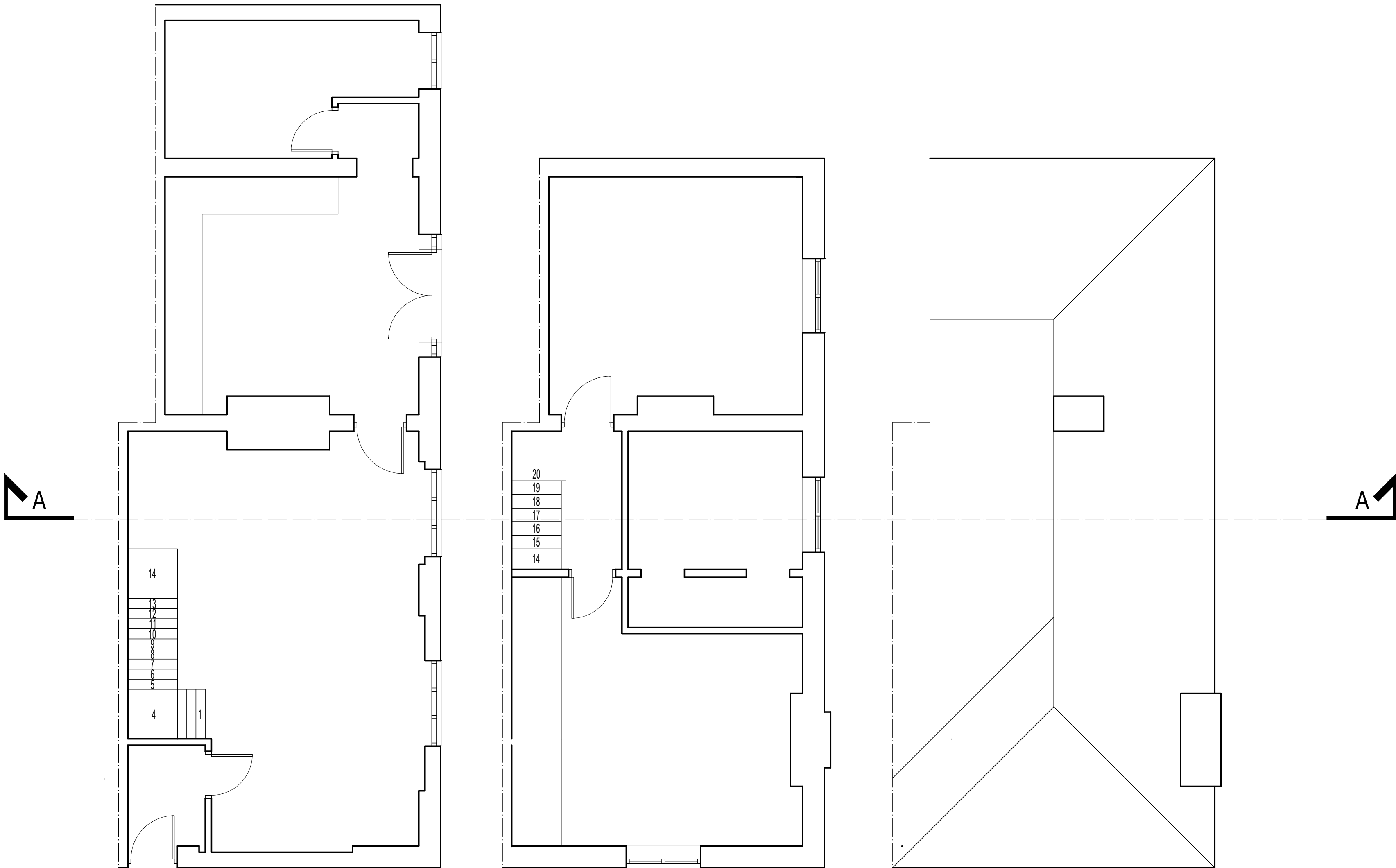


SECTION AA

FRONT ELEVATION

PROPOSED SIDE ELEVATION

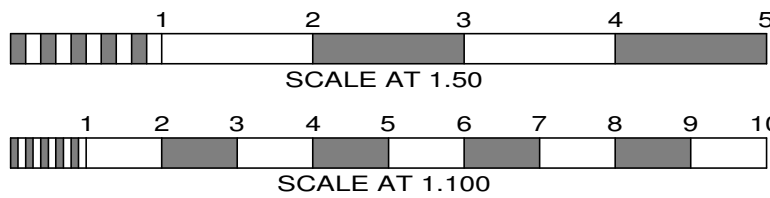
REAR ELEVATION



EXISTING GROUND FLOOR

EXISTING FIRST FLOOR

ROOF PLAN



No.	Date	By	Contents
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Revisions

Site Address	2 MEADOWSIDE PULLER ROAD BARNET EN5 4HB
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Job Title

LOFT CONVERSION TO INCLUDE SIDE DORMER
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Drawing Title

EXISTING PLANS ELEVATIONS AND SECTION
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Scale	1:50	Date	09/21	Drawn by	AJC
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 <b>Alan Cox</b> associates Architectural & Planning Consultants TEL: 020 - 8440 - 7777 FAX: 020 - 8364 - 9556
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Org.No.	509921-1	Rev.	
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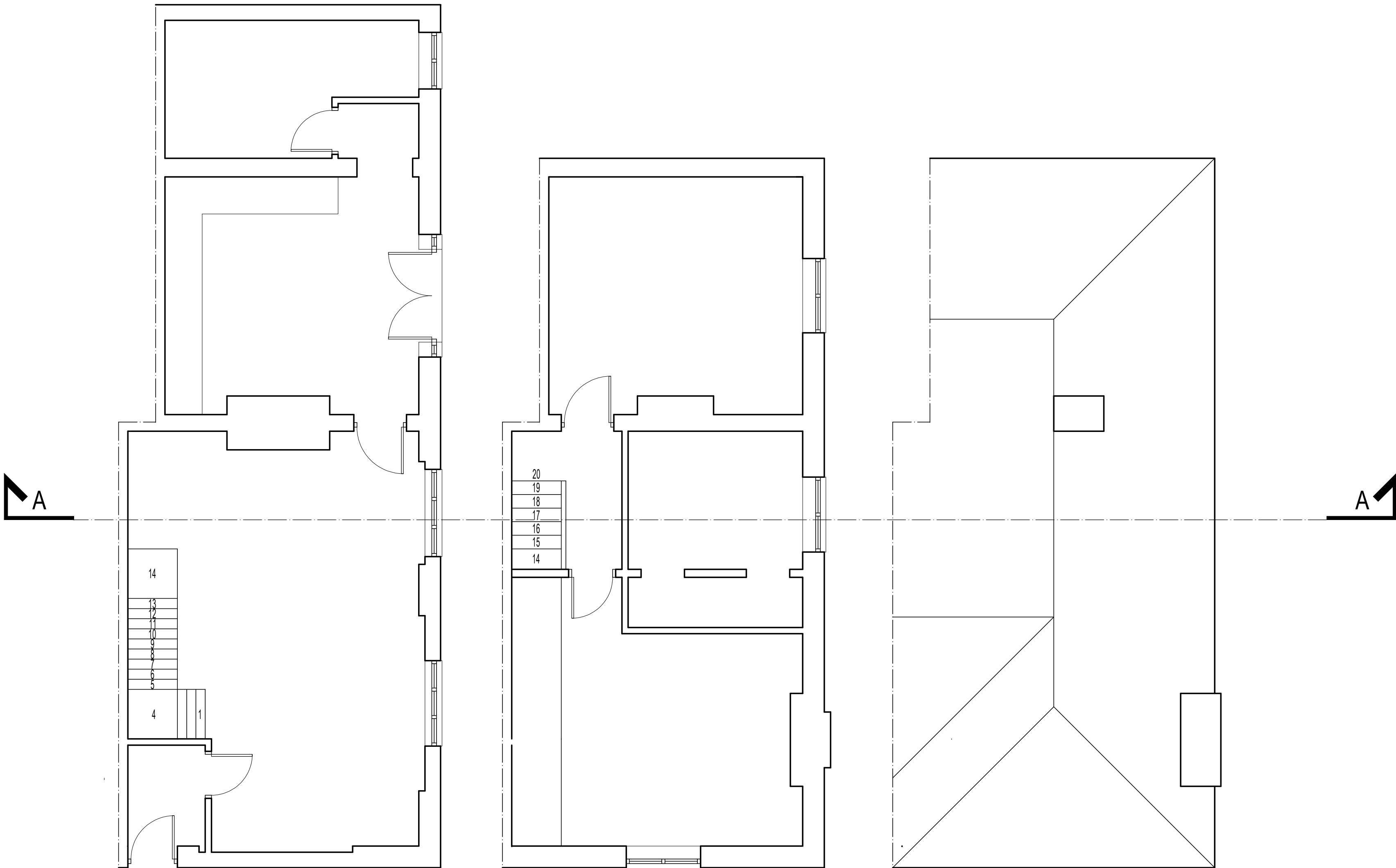


SECTION AA

FRONT ELEVATION

SIDE ELEVATION

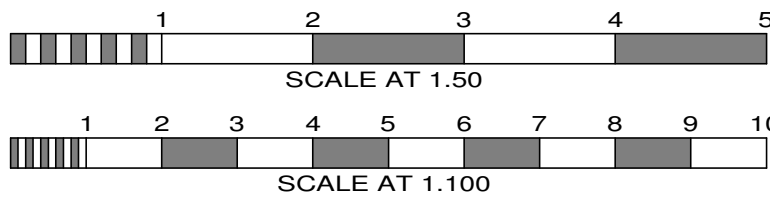
REAR ELEVATION



EXISTING GROUND FLOOR

EXISTING FIRST FLOOR

ROOF PLAN



No.	Date	By	Contents
Revisions			

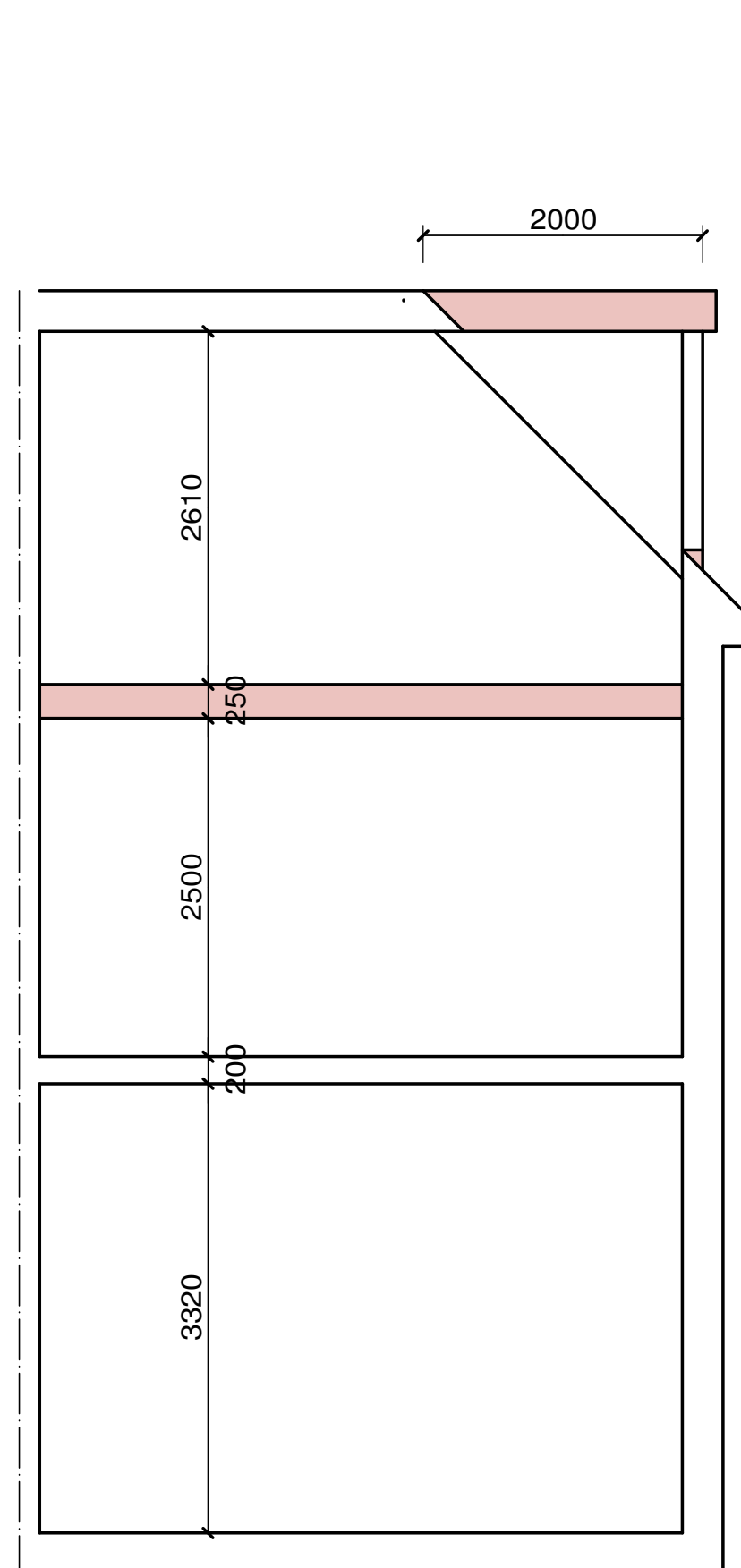
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Job Title	LOFT CONVERSION TO INCLUDE SIDE DORMER
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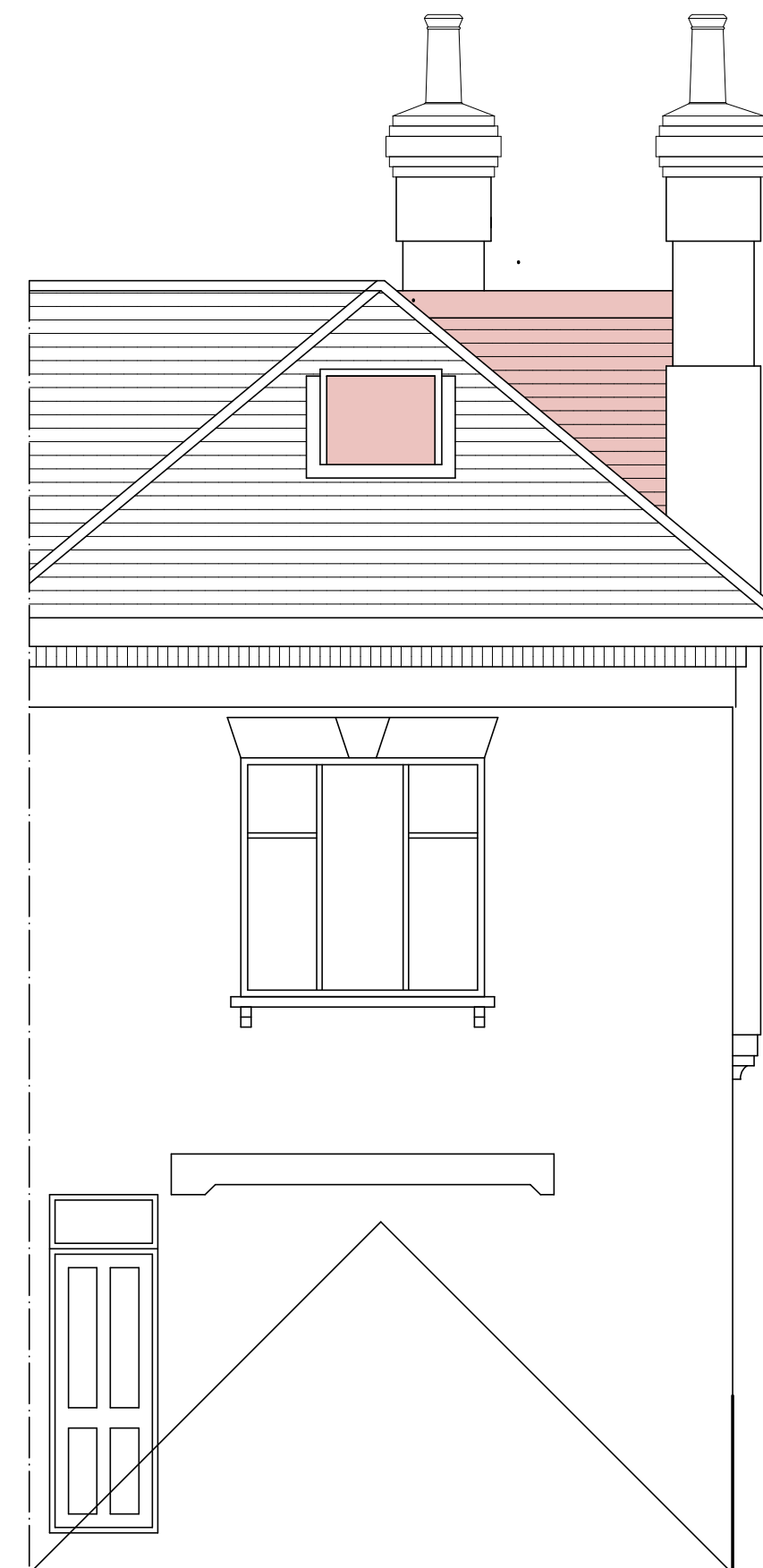
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Scale	1:50
Date	09/21
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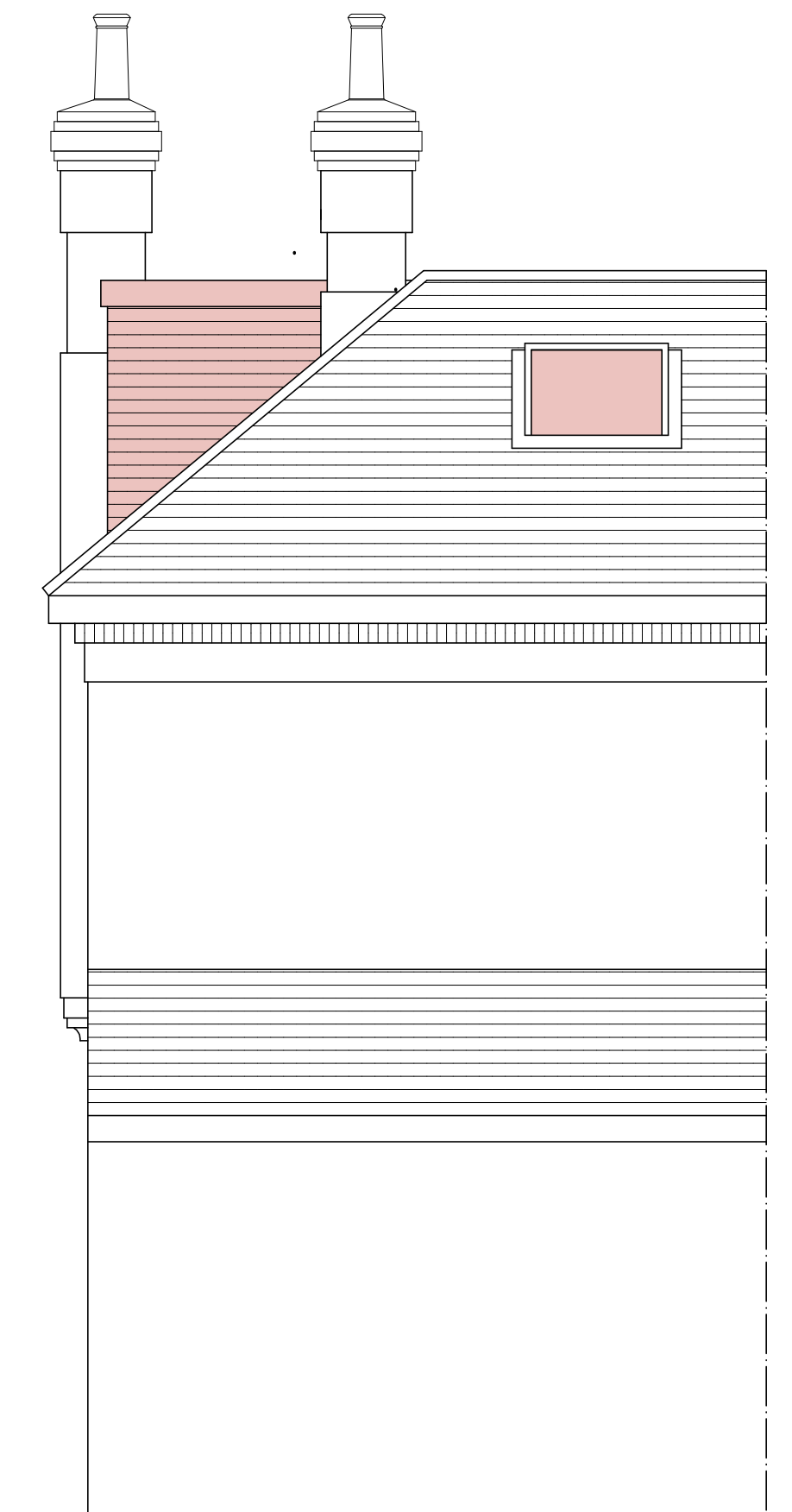
SECTION AA



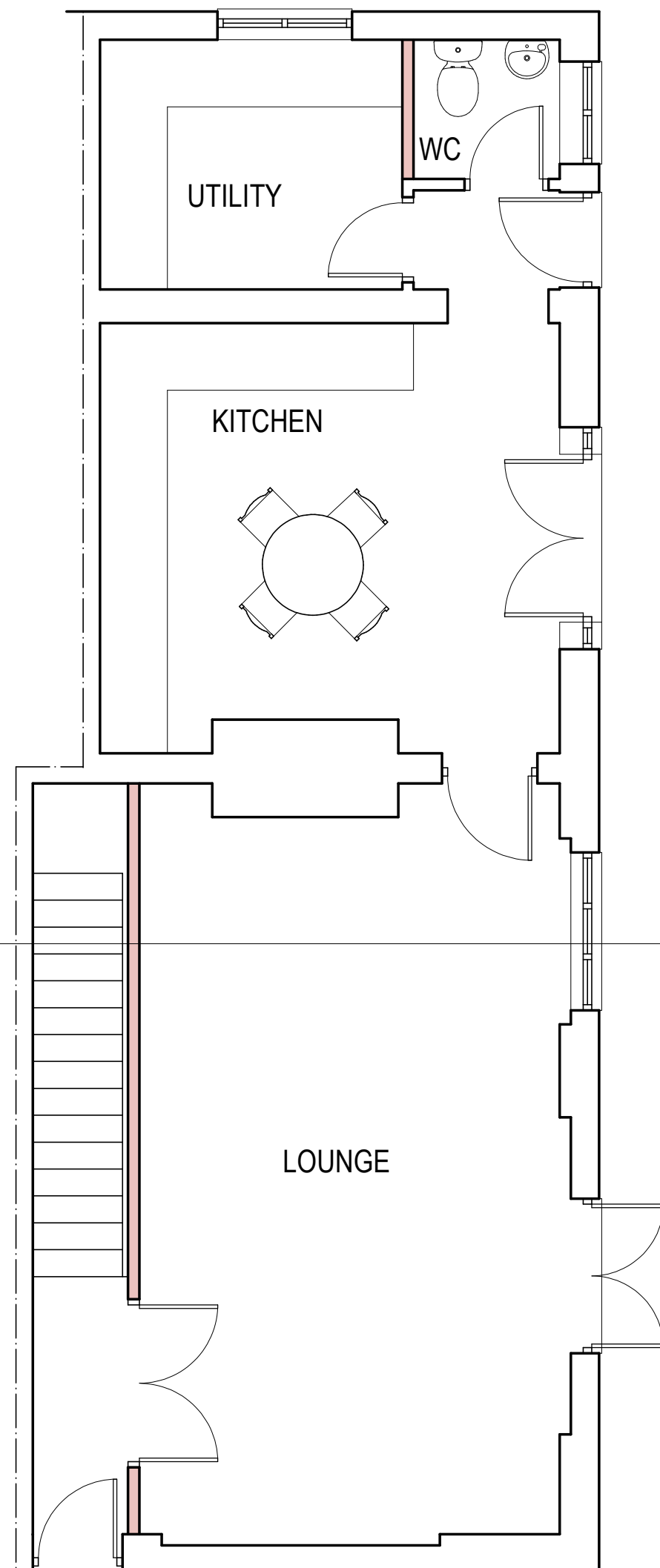
FRONT ELEVATION



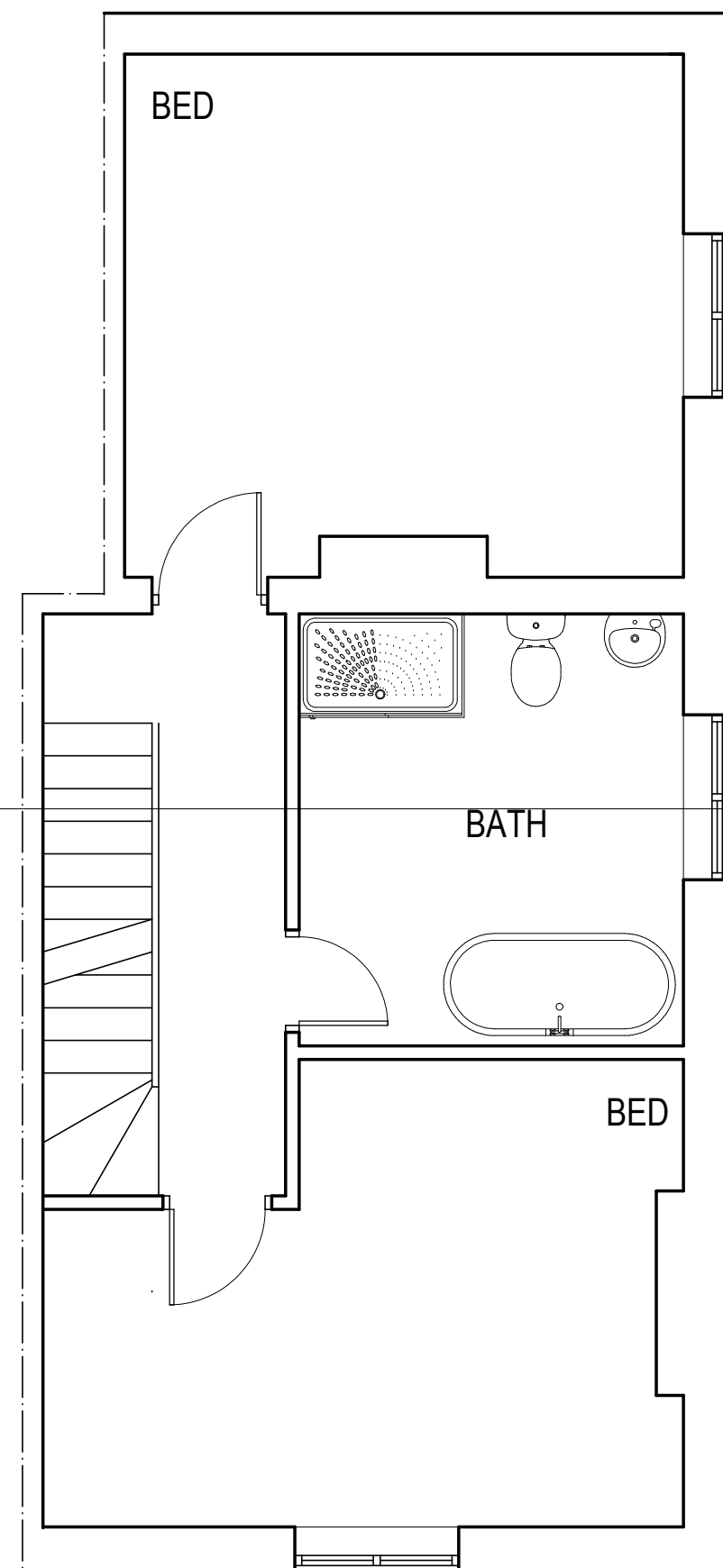
PROPOSED SIDE ELEVATION



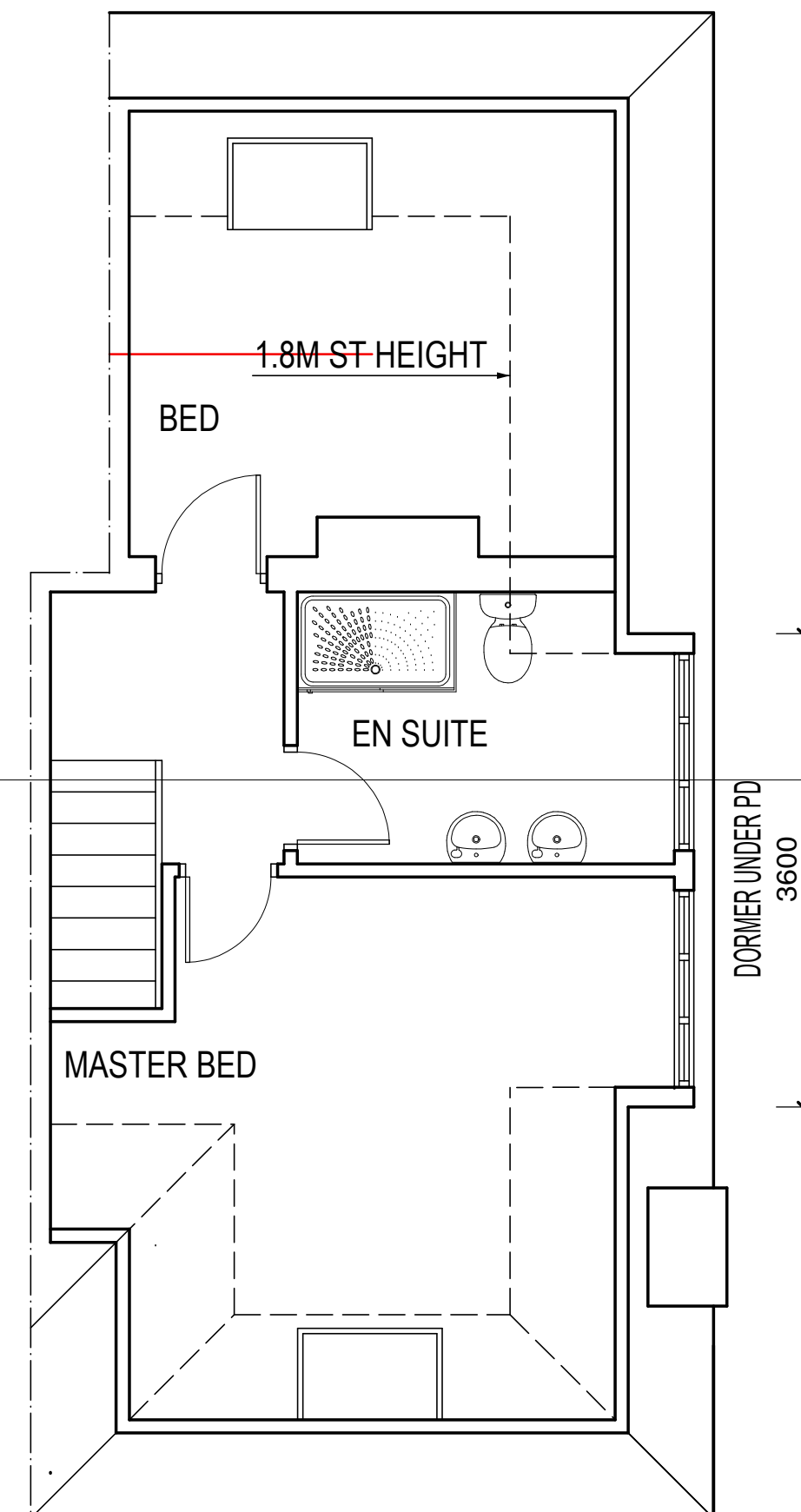
REAR ELEVATION



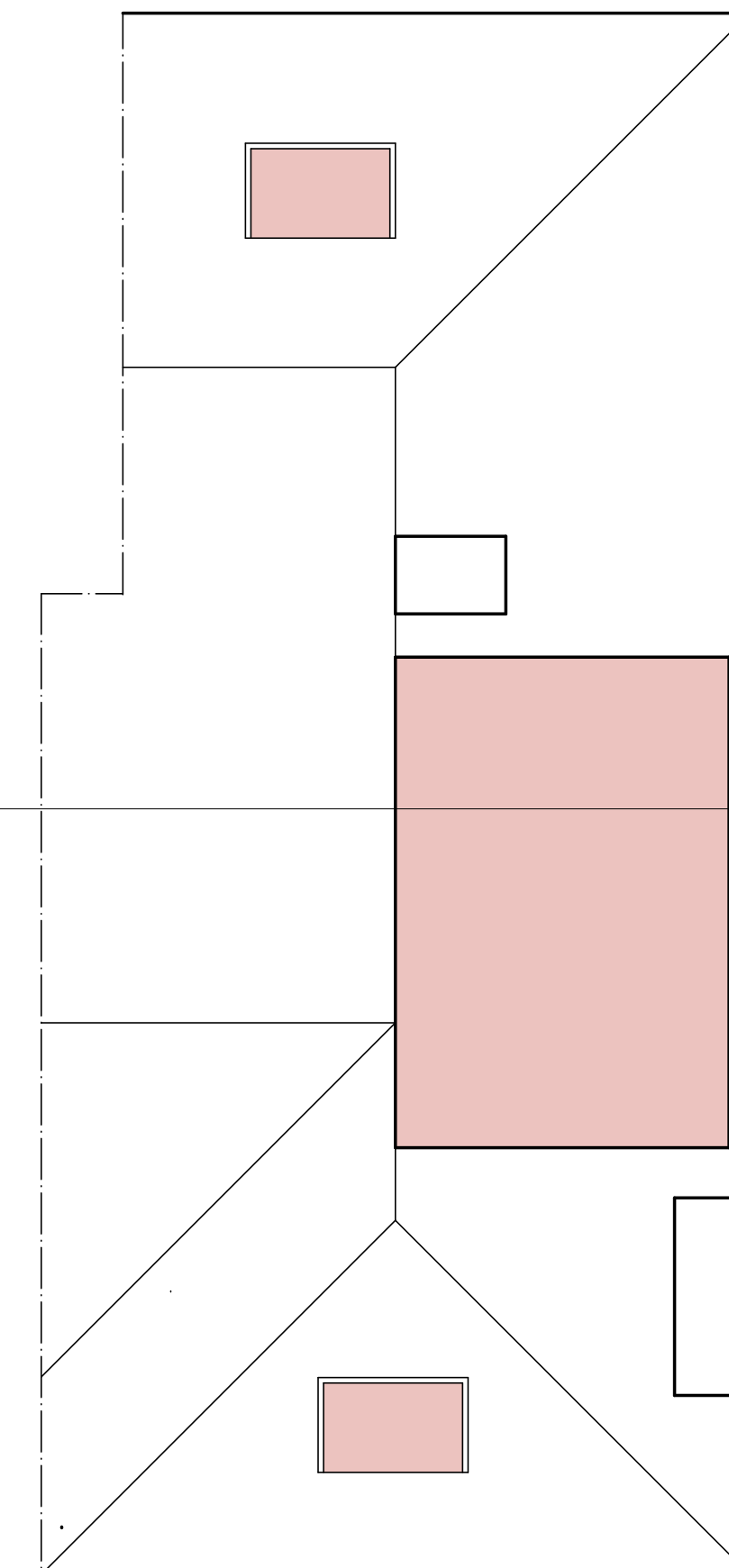
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

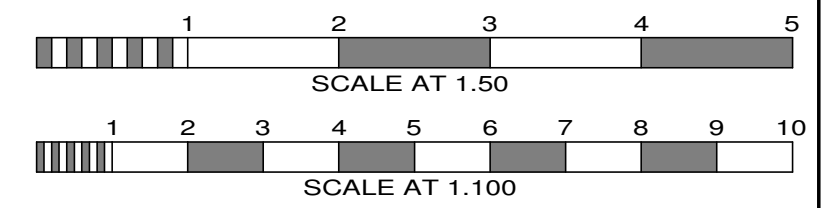


PROPOSED SECOND FLOOR



ROOF PLAN

VOLUME OF PROPOSED DORMER  
= 2 X 2 X 3.6/2 = 7.2M3



No.	Date	By	Contents
Revisions			

Site Address	2 MEADOWSIDE PULLER ROAD BARNET EN5 4HB
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Job Title	LOFT CONVERSION TO INCLUDE SIDE DORMER
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Drawing Title	PROPOSED PLANS ELEVATIONS AND SECTION
Scale	1.50
Date	09/21
Drawn by	AJC

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Org.No.	509921-2
Rev.	

