

Proposed alterations to Gibbshaven, Lingfield Road

Planning Statement – Lawful Development Certificate



This application seeks a Lawful Development Certificate for proposed alterations to the existing dwelling, a 1929 C3-classified residential property. The works include changes to the rear fenestration (enlarged kitchen and bedroom windows, and new bifolding doors), the installation of a Mechanical Ventilation with Heat Recovery (MVHR) system, reroofing to match the existing, the replacement of external render with breathable lime render, the installation of new UPVC windows, and internal insulation improvements.

These works are intended to address existing issues of condensation and poor air quality within the home. The current external walls are cold and the home has a high moisture

content, leading to persistent damp conditions. The proposed breathable lime render and internal insulation will improve thermal performance while allowing moisture to dissipate appropriately. The MVHR system will further enhance indoor air quality by ensuring controlled ventilation without excessive heat loss.

Additionally, the enlargement of the first-floor bedroom window will provide better natural light and ventilation, improving the comfort and well-being of the household, which includes young children. The new bifolding doors will enhance the connection between the interior and exterior spaces while maintaining the property's residential character.

The proposed works fall within the scope of permitted development as outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The alterations do not extend the building beyond its existing footprint, do not involve a material change of use, and maintain the overall appearance and scale of the property.

Given that the proposed works comply with permitted development rights, we respectfully request that a Lawful Development Certificate be granted to confirm their lawful status.