



Planning permission granted within 8-week period to rebuild the roof of a large, detached house bordering the Coombe Hill Golf Course.

Our client wished to increase the value of their Kingston home through obtaining planning permission for a roof extension totalling some 1,000 sq ft of floorspace. We obtained planning permission within an 8-week period, without the need for pre-application discussions.

Although the property did not lie in a conservation area as such, consideration was given to the setting of the Coombe Hill Conservation area which lies within proximity to the site. By using a traditional roof style and period-appropriate materials, the new roof has been designed to match the existing structure and its surroundings.

The permission granted is for a new, mansard-style roof with a 63-degree pitch and six dormer windows allows for significantly more space within the property, which will include for two additional bedrooms (each with an en-suite).

Planning permission was negotiated with just one pre-commencement condition (relating to materials) and without the need for any form of pre-application discussion.

Summary of achievements

- Advice on prospects from outset based on thorough research of relevant criteria
- Preparation and submission of planning application including liaison with co-consultants on required documentation
- Coordination of planning application discussions with the local planning authority
- Securing a delegated decision in just 8 weeks

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