

LDC (Proposed) Report		Application number	2023/3339/P
Officer		Expiry date	
Leela Muthoora		09/10/2023	
Application Address		Authorised Officer Signature	
23 Redhill Street London NW1 4DQ			
Conservation Area		Article 4	
Regents Park		Basement	
Proposal			
Installation of two rooflights to the front roof slope and three rooflights to the rear roof slope.			
Recommendation:		Grant Lawful Development Certificate	
Site: The site is a three-storey dwelling house on the west side of Redhill Street forming part of the modern mews housing. The dwelling is not statutorily listed but is situated within the Regents Park Conservation Area (within designated extension to CA in 1985) and identified as making a neutral contribution to the CA. The site is subject to a borough wide Article 4 direction revoking permitted development rights for basements.			
Class C – other alterations to the roof of a dwellinghouse.			
Class C. Any other alteration to the roof of a dwellinghouse.			
C.1	Development is not permitted by Class C if—		
If yes to any of the questions below the proposal is not permitted development			Yes/no
C.1 (a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	No	
C.1 (b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	No	
C.1 (c)	it would result in the highest part of the alteration being higher than the highest part of the original roof; or	No	
C.1 (d)	it would consist of or include—		
C.1 (d i)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	No	
C.1 (d ii)	the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	No	
Conditions:			

C.2	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 must be—	
C.2 (a)	obscure-glazed; and	N/A
C.2 (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.	N/A

Assessment:

The proposals meet all the limitations and conditions of Schedule 2, Part 1, Class C for alteration to the roofs of a dwelling house as set out in the table above. Therefore, the certificate for lawful development (proposed) should be granted.