

LDC (Proposed) Report		Application number	2023/4785/P
Officer		Expiry date	
Leela Muthoora		03/01/2024	
Application Address			
48 Achilles Road, London, NW6 1EA			
Conservation Area		Article 4	
None		Basements	
Proposal			
Erection of rear roof dormer extension and installation of rooflights to front roof slope.			
Recommendation:		Grant Lawful Development Certificate	
Class B			
The enlargement of a dwellinghouse consisting of an addition or alteration to its roof			
If yes to any of the questions below the proposal is not permitted development			Yes/no
B.1(a)	Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)		No
B.1(b)	As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?		No
B.1(c)	As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?		No
B.1(d)	As a result of the works, would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case?		No N/A
B.1(e)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe? <u>Officer comment:</u> The plans show a frameless glass/metal balustrade on the new opening within the rear dormer. However, the Technical Guidance notes that “A ‘Juliet’ balcony, where there is no platform and therefore no external access, would normally be permitted development.”		No No
B.1(f)	Is the dwellinghouse on article 2(3) land?		No
Conditions: If no to any of the questions below the proposal is not permitted development			
B.2(a)	Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?		Yes

B.2(b)	Other than in the case of a hip-to-gable enlargement, would the edge of the enlargement closest to the eaves of the original roof be less than 20 centimetres from the eaves of the original roof, so far as practicable?	N/A
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation be obscured-glazed and non-opening unless the opening part is higher than 1.7 metres above the floor of the room in which the window is installed?	Yes
Class C - Any other alteration to the roof of a dwellinghouse		
C.1 (a)	Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)	No
C.1(b)	As a result of the works, would the alteration protrude more than 150 millimetres 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)	As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof?	No
C.1(d)	Would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?	No No
Condition. If no to the question below then the proposal is not permitted development		
C.2	Would any upper-floor window located on a roof slope forming a side elevation of the dwellinghouse 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?	Yes Yes
* The land referred to as article 2(3) land is the land described in Part 1 of Schedule 1 to Town and Country Planning (General Permitted Development) (England) Order 2015/596 (National Parks, areas of outstanding natural beauty and conservation areas etc).		
Assessment		
<p>The site is a two storey terrace Victorian located on the western side of Achilles Road. The building is in use as a single dwellinghouse.</p> <p>The property does not lie within a conservation area, is not a listed building and is not restricted by an Article 4 direction, other than for basement excavation. It is within the Fortune Green and West Hampstead Neighbourhood Area but this does not restrict permitted development.</p> <p>The proposals meet all the limitations and conditions for proposed roof extensions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and of Schedule 2, Part 2, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for alteration to the roof, as set out in the table above. Therefore, the certificate of lawful development (proposed) should be granted.</p>		