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| <b>LDC (Proposed) Report</b>  |  | <b>Application number</b>                   | 2024/1837/P |
| <b>Officer</b>  |  | <b>Expiry date</b>                          |             |
| Tony Young  |  | 05/07/2024                                  |             |
| <b>Application Address</b>  |  | <b>Authorised Officer Signature</b>         |             |
| 3 Tanza Road<br>London<br>NW3 2UA   |  |   |             |
| <b>Conservation Area</b>  |  | <b>Article 4</b>                            |             |
| South Hill  |  | Yes (basements)                             |             |
| <b>Proposal</b>   |  |   |             |
| Alterations to existing rear extension, involving the replacement of glazing, doors, skylights, roof, external brickwork and new stone lintel.  |  |   |             |
| <b>Recommendation:</b>  |  | <b>Grant Lawful Development Certificate</b> |             |
| <b>Town &amp; Country Planning (General Permitted Development) Order 2015 (as amended) - Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse)</b><br><b>Class A - The enlargement, improvement or other alteration of a dwellinghouse</b> |  |   |             |
| If YES to any of the questions below the proposal is not permitted development  |  |   | Yes/No      |
| A.1 (a)   | Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?  | No  |             |
| A.1 (b)   | As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceeds 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?   | No  |             |
| A.1 (c)   | Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?  | No  |             |
| A.1 (d)   | Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?  | No  |             |
| A.1 (e)   | Will the enlarged part of the dwellinghouse extend beyond a wall which<br>(i) forms the principal elevation of the original dwellinghouse, or<br>(ii) fronts a highway and forms a side elevation of the original dwellinghouse?   | n/a   |             |
| A.1 (f)   | <b>Subject to A.1 (g)</b> , will the enlarged part of the dwellinghouse have a single storey and<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or<br>(ii) exceed 4 metres in height? | n/a   |             |
| A.1 (g)   | For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and—<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in            | n/a   |             |

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|         | the case of any other dwellinghouse, or<br>(ii) exceed 4 metres in height?  |     |
| A.1 (h) | Will the enlarged part of the dwellinghouse have more than a single storey and—<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or<br>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse?                                       | n/a |
| A.1 (i) | Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part exceed 3 metres?  | n/a |
| A.1 (j) | Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either<br>(i) exceed 4 metres in height,<br>(ii) have more than a single storey, or<br>(ii) have a width greater than half the width of the original dwellinghouse?  | n/a |
| A.1(k)  | Would it consist of or include either<br>(i) the construction or provision of a verandah, balcony or raised platform,<br>(ii) the installation, alteration or replacement of a microwave antenna,<br>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or<br>(iv) an alteration to any part of the roof of the dwellinghouse? | No  |

Is the property in a conservation area? If YES to any of the questions below then the proposal is not permitted development

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| A.2(a) | Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles? | No  |
| A.2(b) | Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?   | n/a |
| A.2(c) | Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?                                | n/a |

Conditions: If NO to any of the conditions below then the proposal is not permitted development

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| A.3(a) | Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?   | Yes |
| A.3(b) | Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be—<br>(i) obscure-glazed, and<br>(ii) 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 |
| A.3(c) | Where the enlarged part of the dwellinghouse has more than a single storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?  | n/a |

### Assessment:

The proposal is considered to satisfy all criteria as set out under Schedule 2, Part 1, Class A of

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such, would be permitted development and lawful.

**Recommendation:** Grant Certificate of Lawful Development