

LDC (Proposed) Report		Application number	2023/4538/P
Officer		Expiry date	
Jaspreet Chana		18/12/2023	
Application Address		Authorised Officer Signature	
32 Westbere Road London Camden NW2 3SR			
Conservation Area		Article 4	
None		Article 4 – Class A - Basements – No alterations to basement or lightwell	
Proposal			
Erection of single storey rear extension and single storey side extension			
Recommendation:		Grant Lawful Development Certificate	
Site The site is a two-storey semi-detached property located on the south-west side of Westbere Road. It is within the Fortune Green and West Hampstead Neighbourhood Plan Area and is currently in use as a single dwellinghouse. There is an Article 4 Direction, as set out above, but it does not restrict extensions to the rear of the property.			
Class A The enlargement, improvement or other alteration of a dwellinghouse			
Conditions. If yes to any of the questions below the proposal is not permitted development			Yes/no
A.1 (a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA 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) exceed 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 would 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 would 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 (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;	(i) No (ii) No
A.1 (f) (subject to A.1(g))	subject to paragraph A.1(g), will the enlarged part of the dwellinghouse have a single storey and (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 (ii) exceed 4 metres in height?	(i) No (ii) No
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— (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 the case of any other dwellinghouse; or (ii) exceed 4 metres in height?	N/A N/A
A.1 (h)	Will the enlarged part of the dwellinghouse would have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwelling house	N/A 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?	No
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse?	N/A N/A N/A
A.1(j.a)	Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in A.1 (e) to A.1(j)?	No
A.1(k)	Would it consist of or include either: (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	(i) No (ii) No (iii) No (iv) No
Is the property in a conservation area (article 2(3) land)? If yes to any of the questions below, then the proposal is not permitted development.		
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	No

	forming a side elevation of the original dwellinghouse?	
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	No
A.2(d)	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs A.2(b) and A.2(c)?	No
Conditions. If no to any of the below, then the proposal is not permitted development		
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— (i) obscure-glazed, and (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?	(i) Yes (ii) Yes (1.7m)
A.3(c)	Where the enlarged part of the dwellinghouse has more than one 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
* 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).		
<p>Assessment:</p> <p>The site is a two-storey single dwellinghouse with a loft conversion and rear dormers. It is not within a conservation area, and it makes a neutral contribution to the surrounding area. It is also within the Fortune Green and West Hampstead Neighbourhood Plan Area. The site is restricted by an Article 4 direction for basements, however as this application is not creating a new basement or making changes to an existing basement this, this direction would not apply here.</p> <p>The original rear closet wing is 7.40m deep and 4.30m wide, the proposed side return would be 10m. The proposed rear extension is 3m beyond the original rear closet wing, 4.3m wide and between 2.8m - 3.68m in height and the side extension is 7.37m deep, 2.34m wide and between 3m – 3.68m in height.</p> <p>The proposals meet all the limitations and conditions of Schedule 2, Part 1, Class A for enlargement, improvement, or other alterations within the curtilage of a dwellinghouse. Therefore, the certificate of lawful development (proposed) is granted.</p>		