

15<sup>th</sup> August 2024

*Ref:*

*Application for Certificate of Lawful Development  
16 Pandora Road  
London NW6 1TT*

Overview

This letter accompanies a permitted development application (Classes B and C) for a proposed rear dormer roof extension and roof lights to the property at 16 Pandora Road. Please refer to the submitted drawings for further details of the proposed extension.

Location and existing building

The property is located towards the northwestern boundary of L.B. Camden. The terrace house has no conservation listing and is not situated within a Conservation Area. Pandora Road is a residential street of terraced houses, part of a residential area near to railway lines to the south and the West End Lane shops and train stations to the east. It was one of many new West Hampstead roads constructed around the 1870s.

Positioned on the northern side of the street, 16 Pandora Road has not been substantially changed since it was built. It is a three-storey terrace house with a split-level rear outrigger, which forms half of a wing shared with 18 Pandora Road. It has had a small single-storey extension to the outrigger at lower ground level built likely during the 1980's/90's. The rear elevation is not visible from public highways due to the geometry of surrounding terraces.

Many nearby houses have carried out rear dormer loft extensions, both on Pandora Rd and adjoining Narcissus Rd, Solent Rd, and Sumatra Rd. — under Certificates of Lawfulness. The aerial photographs in the “Planning Context” document identify a number of these.

Assessment Criteria – Additions etc to the roof (Class B)

	Criteria	Proposal	Does the proposal comply with Class B requirements?
B.1(b)	Any part of the dwellinghouse must not, as a result of the works, exceed the height of the highest part of the existing roof	The highest part of the proposed roof addition is 0.17m below the highest part of the existing roof	Yes

B.1(c)	Any part of the dwellinghouse must not, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway	The proposed roof addition is on the rear elevation of the building and does not impact the principal elevation	Yes
B.1(d)(i)	The cubic content of the resulting roof space must not exceed the cubic content of the original roof space by more than 40 cubic meters in the case of a terrace house	The proposed roof addition results in an additional 39.95m <sup>3</sup> of roof space. This does not exceed the 40m <sup>3</sup> maximum (refer Fig.01 in the appendix of this document).	Yes
B.1(e)(i)	The resulting roof space will not consist of the construction or provision of a verandah, balcony or raised platform. <i>'A 'Juliet' balcony, where there is no platform and therefore no external access, would normally be permitted development.'</i>	The proposal does not include a verandah, balcony or raised platform. It does include a Juliet balcony with no platform and no external access.	Yes
B.1(e)(ii)	The resulting roof space will not consist of the installation, alteration or replacement of a chimney, flue or soil and vent pipe	The proposal does not include any work to a chimney, flue or SVP	Yes
B.1(f)	Restrictions arising from the dwellinghouse being located on article 2(3) land.	The dwellinghouse is not located on article 2(3) land.	Yes
B.2(a)	The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Zinc finish to the walls and roof of the proposed dormer, with selected tone to visually match existing slate roof and cladding of original dormer.	Yes
B.2(b)(i) (aa) & (bb)	The enlargement shall be constructed so that the eaves of the original roof are maintained and the edge of the enlargement closest to the eaves of the original roof shall be not less than 0.2m from the eaves	The distances of the edge of the proposed dormer to the eaves of the original roof is noted on the proposed drawings, and is greater than 0.2m in all cases.	Yes
B.2(b)(ii)	The enlargement shall be constructed so that no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse	No part of the proposed dormer extends beyond the outside face of any external wall of the original dwellinghouse.	Yes
B.2(c)	Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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	There are no windows proposed on side elevations.	Yes
N.B. refer Fig.01 in the appendix of this document for calculation of roof volume			

#### Assessment Criteria–other alterations to the roof (Class C)

	Criteria	Proposal	Does the proposal comply with Class C requirements?
C.1(b)	Any protrusion from a roof, for example, for a roof light/window and its frame, will be limited to 0.15m -when measured perpendicular with the external surface of the original roof	The proposed rooflights on the original roof will be limited to 0.15m from the roof slope.	Yes
C.1(c)	Development is not permitted by Class C if it would result in the highest part of the alteration being higher than the highest part of the original roof	The proposed rooflights do not sit any higher than the highest part of the original roof.	Yes
C.1(d)	Development is not permitted by Class C if it would 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 chimney, flue, pipe or solar equipment is proposed.	Yes

#### Conclusion

It is clear that the proposal complies with the requirements for Class B and Class C permitted development and the application for a certificate of lawful development should be approved on this basis.

## APPENDIX

Fig.01 (below): Permitted Development Volume Diagram

