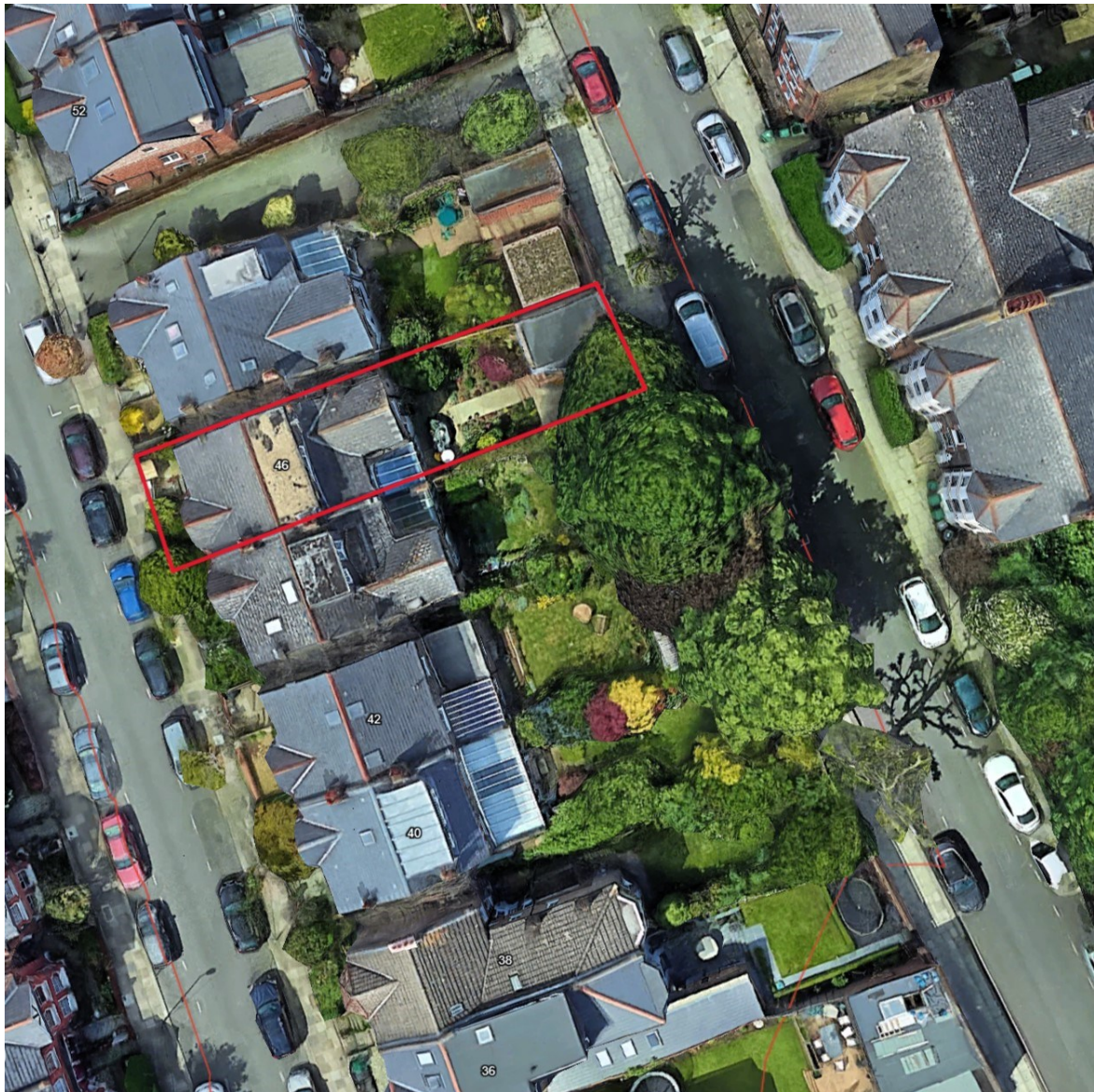


Design and Planning Statement

46 Sarre Road, London NW2 3SL

Application: Application for a Certificate of Lawfulness to install three new rooflights to the front roof slope, construct a single story rear extension at the second floor and extend the existing dormer to create an additional habitable room.



P-01 Aerial view (Google Earth)

1. Description and planning history:

- 1.1. The application site is a semi-detached dwelling house within a residential road. It is not a listed building nor it is within the conservation area.
- 1.2. In 2017 a certificate of lawfulness was granted for Installation of rear dormer window and two roof lights to front roof slope, under Section 192 of the Town and Country Planning Act 1990 as amended. Application Ref: 2017/2879/P.

This development was not carried out at that time.

2. The Proposal:

- 2.1. The new proposal is to extend existing dormer to the previously approved line. Additionally, to raise the rear section of the building to line up with the main roof's ridge, in order to create an additional room at the second floor.
- 2.2. Additional volume to the existing building is measured to be 46.63 M3.
- 2.3. Similar exercise has been successfully carried out in the neighbouring properties at No 36, 52 and 58 Sarre Road.



P-02 Aerial view (Google Earth)

3. **References:**

3.1. This proposal is made mindful of the following:

- National Planning Policy Framework and National Planning Practice Guidance
- The new London Plan - adopted on the 2nd March 2021 and supersedes the previous Plan.
- Class B and C of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- Residential Design Guidance SPD (adopted October 2016)
- Sustainable Design and Construction SPD (adopted October 2016)

Ardeco Lt.

August 2024