

LDC (Proposed) Report		Application number	2024/3233/P
Officer		Expiry date	
Fast Track SC		27/09/2024	
Application Address		Authorised Officer Signature	
19 Menelik Road London NW2 3RJ			
Conservation Area		Article 4	
No		Yes - Basements	
Proposal			
Erection of hip to gable end, rear dormer, 3 x front facing roof lights and 1x rear facing roof light and Internal alterations.			
Recommendation:		Grant lawful development certificate	

Site

The application site is a Semi-detached property located on Menelik Road, London, NW2 3RJ.

The application does not fall within a conservation area and the host building is not listed.

The site is within the Fortune Green neighbourhood plan forum.

Class B		
The enlargement of a dwelling house consisting of an addition or alteration to its roof		
If yes to any of the questions below, the proposal is not permitted development		
B.1(a)	Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, MA, N, P, PA 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 dwelling house 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 dwelling house extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house 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— 1. 40 cubic metres in the case of a terrace house, or 2. 50 cubic metres in any other case?	No

B.1(e)	would it consist of or include— 1. the construction or provision of a veranda, balcony or raised platform, or 2. the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	No Proposed Juliet Balcony at rear of new loft extension will fall under permitted development
B.1(f)	Is the dwellinghouse on article 2(3) land (ie. in a Conservation area)?	No
B.1(g)	Was the dwellinghouse built under Part 20 of the Schedule (construction of new dwellinghouses)	No
B.1(h)	Has the existing dwellinghouse been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	No
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 no less than 20 centimeters from the eaves of the original roof, so far as practicable?	Yes
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 – other alterations to the roof of a dwellinghouse.		
Class C. Any other alteration to the roof of a dwellinghouse. If yes to any of the questions below the proposal is not permitted development		
C.1	Development is not permitted by Class C if—	
C.1 (a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	No
C.1 (b)	the alteration would protrude more than 0.15 metres 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)	it would result in the highest part of the alteration being higher than the highest part of the original roof; or	No
C.1 (d)	it would consist of or include—	
C.1 (d i)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	No
C.1 (d ii)	the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	No
Conditions:		
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—	
C.2 (a)	obscure-glazed; and	N/A
C.2 (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.	N/A

Assessment: The development relates to enlargement of a dwelling house through alterations and additions to the roof and is therefore assessed against the criteria in Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed development complies with the conditions and limitations of Class B and Class C and is therefore considered permitted development.

Recommendation: Grant lawful development certificate.