

LDC (Proposed) Report		Application number	2024/3460/P
Officer		Expiry date	
Lauren Ford		11/10/2024	
Application Address		Authorised Officer Signature	
7 Dartmouth Park Road London NW5 1SU			
Conservation Area		Article 4	
Dartmouth Park		N/A	
Proposal			
Erection of rear roof dormer			
Recommendation:		Refuse Certificate of Lawfulness	

The scheme is assessed under Schedule 2, Part 1, Class B (roof additions) of the General Permitted Development Order 2015 (as amended).

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		Yes/no
B.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
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 principle 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- (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case?	No
B.1 (e)	Would it consist of or include – (i) The construction or provision of a veranda, balcony or raised platform, or (ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?	No
B.1 (f)	Is the dwellinghouse on article 2(3) land?	Yes – The application site is located

		within the Dartmouth Park Conservation Area.
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 below then 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 hip-to-gable enlargement, would the edge of the enlargement closest to the eaves of the original roof be no less than 20 centimetres 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?	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).

The extension is not considered to be 'permitted development' as the dwellinghouse is located on article 2(3) land, contrary to Schedule 2, Part 1 Class B, Paragraph B.1(f) of the General Permitted Development Order 2015 (as amended). Therefore, this Certificate of Proposed Lawful Development is refused.