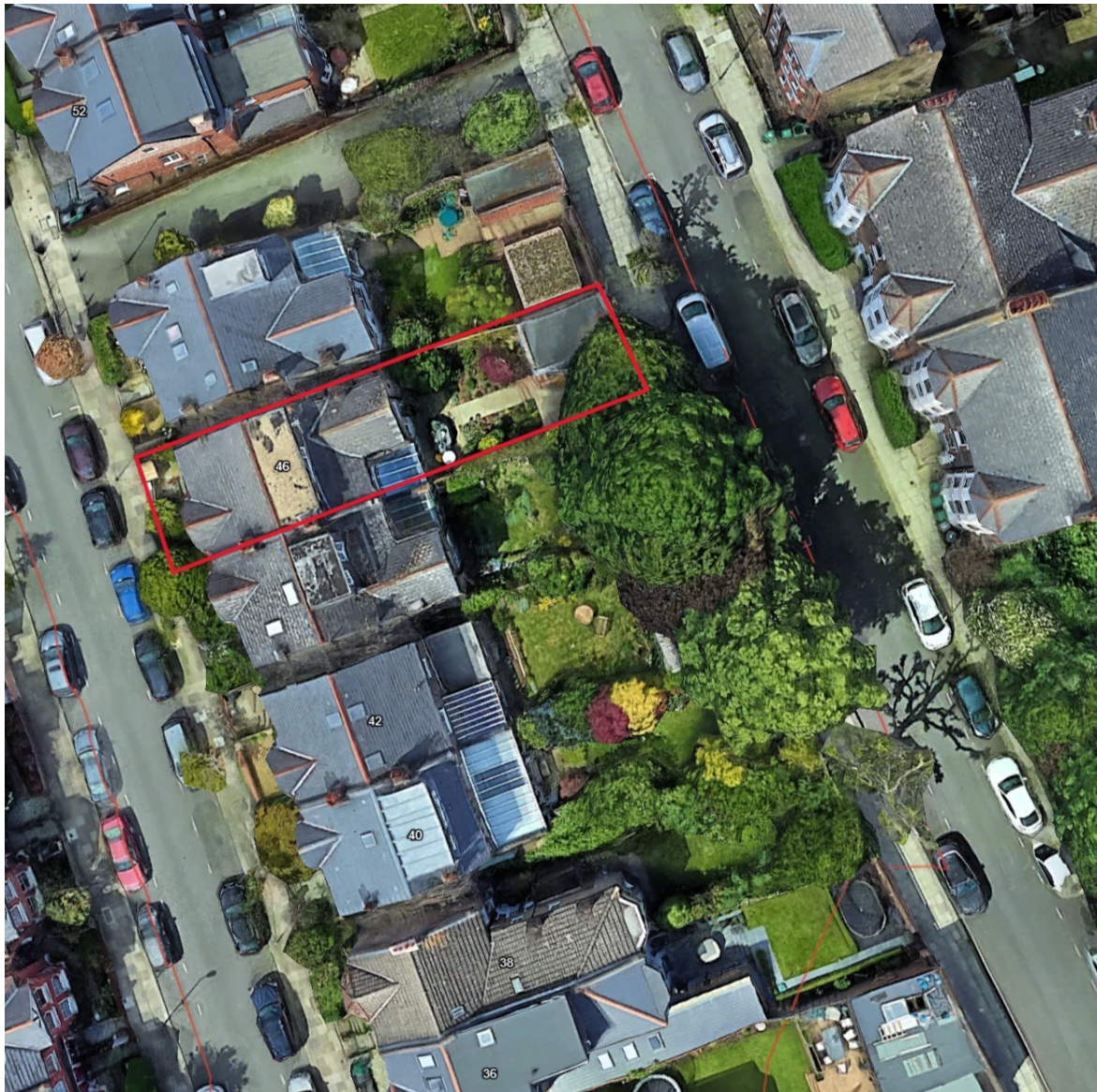


Design and Planning Statement

46 Sarre Road, London NW2 3SL

Application: Application for a Certificate of Lawfulness to install three new roof lights to the front roof slope, construct a single-story rear extension on 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 site is a two-story brick-built Semi-detached house on the northeast side of the road. The site is not in a Conservation Area, is not listed, or is covered by an Article 4 direction.
- 1.2. In 2017 a certificate of lawfulness was granted for the Installation of a rear dormer window and two roof lights to the 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 the 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, to create an additional room on the second floor.
- 2.2. Additional volume to the existing building is measured to be 46.63 M3.
- 2.3. A similar exercise has been conducted in the neighbouring properties at No 36, 52, and 58 Sarre Road.



P-02 Aerial view (Google Earth)

3. Compliance with the Permitted Development criteria:

- The application site is a residential house, Class C3 under the Town and Country Planning Act 1990
- Permitted Development Rights for Householders technical guidance. Updated 10 September 2019
- The proposal will not affect the curtilage of the existing house.

Class B, and C, enlargement, improvement, or alteration.

The development relates to the enlargement of the house consisting of an addition or alteration to its roof and alteration to the roof at the rear. The application is made based on Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as follows:

Class B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

- B.1(a)** Height of the proposed roof will not exceed the highest part of the existing roof
- B.1(B)** The proposal will not affect the plane of the existing roof at the front elevation, facing the highway.
- B.1(C)** The permitted increase to the existing roof space is 50 cubic Metres. The proposed development will have 42.76 M3 – Please see the attached calculation sheet.
- B.1(d)** Existing chimneys will not be affected. No new soil or stack pipe will be added.

- B.2(a)** Materials used on the exteriors will match the existing.
- B.2(b)** The rear wall of the enlargement will set back 30 Cm. from the eaves of the original roof.
- B.2(C)** There will be no windows on the side elevation.

Class C:

- C.1(a)** Installation of 3 Velux windows at the front elevation will not protrude more than 150 mm. beyond the plane of the original roof.
- C.1(b)** The proposed work will not be higher than the highest part of the original roof.
- C.1(C)** (i) The proposed work will not include installation, alteration, or replacement of a chimney, flue or soil and vent pipe.
(ii) Existing solar panels will be retained, but no new solar photovoltaics or solar thermal equipment will be installed in this development.

Ardeco Ltd

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