

LDC (Proposed) Report		Application number	2024/3467/P
Officer		Expiry date	
Connie Marinetto		11/10/2024	
Application Address			
16 Pandora Road, London, NW6 1TT			
Conservation Area		Article 4	
None		Basements	
Proposal			
Erection of dormer extension to rear roof slope and rooflights to front roof slope.			
Recommendation:		Grant Lawful Development Certificate	
Class B - The enlargement of a dwellinghouse 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 dwelling house as a dwelling house has been granted by virtue of Class M, N, P 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 dwellinghouse 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 dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse 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 N/A	
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? <u>Officer comment:</u> The proposal includes a Juliet balcony, however, the Technical Guidance notes that “A ‘Juliet’ balcony, where there is no platform and therefore no external access, would normally be permitted development.”	No No	
B.1(f)	Is the dwellinghouse on article 2(3) land?	No	
Conditions: 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)	(i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension, would (aa) the eaves of the original roof are maintained or reinstated, and (bb) 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	Yes	

	as practicable? and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse	Yes
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse — (i) be obscured-glazed; and (ii) be 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

Class C - Any other alteration to the roof of a dwellinghouse

C.1 (a)	Permission to use the dwelling house as a dwelling house has been granted by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)	No
C.1(b)	As a result of the works, would the alteration protrude more than 150 millimetres 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)	As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof?	No
C.1(d)	Would it 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 No

Condition. If no to the question below then the proposal is not permitted development

C.2	Would any upper-floor window located on a roof slope forming a side elevation of the dwellinghouse be— (a) obscure-glazed, and (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 N/A
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Assessment

The site is a three storey Victorian terrace located on the eastern side of Pandora Road. The building is in use as a single dwellinghouse.

The property does not lie within a Conservation Area, is not a listed building and is not restricted by an Article 4 direction, other than for basement excavation. It is within the Fortune Green and West Hampstead Neighbourhood Area, but this does not restrict permitted development rights.

The proposals meet all the limitations and conditions of Schedule 2, Part 1, Class B for the enlargement of a dwelling house consisting of an addition or alteration to its roof, and of Schedule 2, Part 1, Class C for other alteration to the roof of a dwelling house, as set out in the table above. Therefore, the certificate of lawful development (proposed) should be granted.