

LDC (Proposed) Report		Application number	2024/3713/P
Officer		Expiry date	
Adam Greenhalgh		04/11/2024	
Application Address		Authorised Officer Signature	
46 Sarre Road London NW2 3SL			
Conservation Area		Article 4	
No		No	
Proposal			
Rear roof extension consisting of outward extension of existing rear former extension and upward extension of roof of two storey rear outrigger. Installation of three rooflights on front roof slope.			
Recommendation:		Refuse lawful development certificate (Proposed)	
The subject site is a three-storey semi-detached house, located on the east side of Sarre Road south of the junction with Minster Road. It has an existing two-storey rear closet wing extending partly across the rear and a single storey glazed roof 'conservatory' extension at ground floor level. The roof has a full width rear dormer extension at the top. The property is not listed nor is it in a Conservation Area.			

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?	Yes – On drawing '203-SR (Proposed Rear Elevation)' the addition to the rear closet wing appears to be higher than the ridge of the main roof.
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— <ol style="list-style-type: none"> 1. 40 cubic metres in the case of a terrace house, or 2. 50 cubic metres in any other case? 	Yes – Insufficient drawings and calculations have been submitted to demonstrate that the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by less than 50m ³ . There is an existing non-original dormer roof extension that should be included in the cubic metre calculation.
B.1(e)	would it consist of or include— <ol style="list-style-type: none"> 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
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?	No – The extension to the rear closet wing would be less than 20cm from the eaves.

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 1.7m above the floor of the room in which the window is installed?	N/A
<p>Assessment:</p> <p>The development relates to enlargement of a semi-detached dwellinghouse through alterations to the roof and is therefore assessed against the criteria in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed development does <u>not</u> comply with the conditions and limitations of Class B and is therefore not considered to be permitted development.</p> <p>Recommendation: Refuse certificate of lawfulness</p>		