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| LDC (Proposed) Report | | Application number | 2024/3998/P |
| Officer | | Expiry date | |
| Fast Track Team – Geri Gohin | | 12/11/2024 | |
| Application Address | | Authorised Officer Signature | |
| 19 Cannon Place London NW3 1EH | | | |
| Conservation Area | | Article 4 | |
| Hampstead | | Basements Heritage and Conservation | |
| Proposal | | | |
| Enlargement of existing rooflight on the side elevation of the pitch roof. | | | |
| Recommendation: | | Grant lawful development certificate. | |

Site

The application site refers to a four storey semi detached house located on the northern side of Cannon Place. The site is located within the Hampstead Conservation Area but is not listed.

Permitted development rights have been limited by an Article 4 Direction in Cannon Place, however none of the changes proposed are restricted by this Article 4 Direction.

| Class C Any other alteration to the roof of a dwellinghouse | | |
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| If YES to any of the questions below the proposal is not permitted development | | Yes/No |
| C.1(a) | Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA 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 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 (0.075m) |
| 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 |

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| C.1(e) | Is the dwellinghouse built under Part 20 of this Schedule (construction of new dwellinghouses)? | No |
| Condition. If NO to the question below, then the proposal is not permitted development | | |
| C.2 | Would any 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? | Yes Yes |

Assessment: The proposal is considered to satisfy all criteria as set out under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such, would be permitted development and lawful.