

LDC (Proposed) Report		Application number	2024/4797/P
Officer		Expiry date	
Blythe Smith		27/12/2024	
Application Address		Authorised Officer Signature	
3 Collard Place London NW1 8DU			
Conservation Area		Article 4	
No		Yes (basements)	
Proposal			
Proposed hip to gable roof extension with rear dormer with PV panels			
Recommendation		Grant Lawful Development Certificate	

<p>The site is a three-storey semi-detached house located on the southern side of Collard Place. The building is not within a Conservation Area or a listed building, and in use as a single dwellinghouse.</p> <p><u>Proposal</u> is for a hip to gable roof extension with rear roof dormer with associated rooflights and eight (8) solar panels.</p>		
<p>Town & Country Planning (General Permitted Development) Order 2015 (as amended) - Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse)</p>		
<p>Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof - for assessment of hi to gable extension and rear dormer</p>		
If YES to any of the questions below, the proposal is not permitted development:		Yes/No
B.1(a)	Is permission to use the dwellinghouse as a dwellinghouse 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
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 (approx.. 39.4 cubic sqm)
B.1(e)	Would it consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	(i) No (ii) No
B.1(f)	Is the dwellinghouse on article 2(3) land?	No
B.1(g)	Is the dwellinghouse built under Part 20 of this 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
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Conditions. If NO to the question 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)(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 the enlargement be constructed so that— (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 not less than 0.2 metres from the eaves measured along the roof slope from the outside edge of the eaves, so far as practicable? and	Yes (for dormer)
B.2(b)(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 would extend beyond the outside face of any external wall of the original dwellinghouse? and	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?	Yes
Class C - Any other alteration to the roof of a dwellinghouse - for assessment of rooflights		
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
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?	(i) No (ii) No
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?	No
Town & Country Planning (General Permitted Development) Order 2015 (as amended) - Schedule 2, Part 14 (Installation or alteration etc of solar equipment on domestic premises)		
If YES to any of the questions below the proposal is not permitted development:		Yes/No
A.1(a)	The solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope?	No
A.1(b)	It would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding chimney)?	No
A.1(c)	In the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway?	N/A
A.1(d)	The solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument?	No
A.1(e)	The solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats of a dwellinghouse or block of flats that is a listed building?	No
Conditions - If no to any of the questions below the proposal is not permitted development:		
A.2(a)	Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building?	Yes
A.2(b)	Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area?	Yes
A.2(c)	Solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed?	Yes

The proposal is considered to satisfy all criteria as set out under Part 1, Schedule 2, Classes B and C and Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and as such, would be permitted development and lawful.

Recommendation: Grant certificate of Lawful Development

