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| LDC (Proposed) Report | | Application number | 2025/1766/P |
| Officer | | Expiry date | |
| Leela Muthoora | | 20/06/2025 | |
| Application Address | | | |
| 2 Weavers Way, London, NW1 0XE | | | |
| Conservation Area | | Article 4 | |
| N/A | | Basements | |
| Proposal | | | |
| Erection of a single storey ground floor rear extension with skylight and green roof, installation of two rooflights to rear roofslope, alteration of garage door to two windows to allow conversion of internal garage into habitable space, and enclosure of front porch with new entrance door to create internal lobby. | | | |
| Recommendation: | | Grant Lawful Development Certificate | |
| Site | | | |
| <p>The application site refers to a three-storey dwelling house. It is not designated as a heritage asset, that is, it is not statutorily listed and is not within a Conservation Area. There are no trees protected by Tree Preservation Orders within the application site.</p> <p>The site is within the Camley Street Neighbourhood Development Area but this does not affect its permitted development rights.</p> | | | |
| <u>Schedule 2, Part 1, (Development within the curtilage of a dwellinghouse)</u> | | | |
| Class A The enlargement, improvement or other alteration of a dwellinghouse | | | |
| Conditions. If yes to any of the questions below the proposal is not permitted development | | | Yes/no |
| A.1 (a) | Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use). | | No |
| A.1 (b) | As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)? | | No |

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| A.1 (c) | Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse? | No |
| A.1 (d) | Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse? | No |
| A.1 (e) | Will the enlarged part of the dwellinghouse extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; | No No |
| A.1 (f) (subject to A.1(g)) | subject to paragraph A.1(g), will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height? | No No |
| A.1 (g) Prior Approval Required | For a dwellinghouse not on article 2(3) land* nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height? | N/A |
| A.1 (h) | Will the enlarged part of the dwellinghouse would have more than a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwelling house | No No |
| A.1(i) | Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres? | No |

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| A.1 (j) | Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse? | N/A N/A N/A |
| A.1(ja) | Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in A.1(e) to A.1(j)? | No |
| A.1(k) | Would it consist of or include either: (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse? | No No No No |
| Is the property in a conservation area (article 2(3) land)? If yes to any of the questions below then the proposal is not permitted development | | |
| A.2(a) | Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles? | N/A |
| A.2(b) | Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse? | N/A |
| A.2(c) | Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse? | N/A |
| A.2(d) | Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs A.2(b) and A.2(c)? | N/A |
| Conditions. If no to any of the below then the proposal is not permitted development | | |
| A.3(a) | Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse? | Yes |

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| A.3(b) | Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) 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 |
| A.3(c) | Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse? | N/A |

Class A Assessment

The proposed extension and alterations meets all the restriction, limitations and conditions of Schedule 2, Part 1, Class A of the GPDO.

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

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| 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

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| 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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Class C Assessment

The proposed roof lights meets all the restriction, limitations and conditions of Schedule 2, Part 1, Class C of the GPDO.

Class D

The erection or construction of a porch outside any external door of a dwellinghouse

| If yes to any of the questions below the proposal is not permitted development | | Yes/no |
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| D.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) | N/A |
| D.1(b) | Would the ground area (measured externally) of the structure exceed 3 square metres? | No |
| D.1(c) | Would any part of the structure be more than 3 metres above ground level? | No |
| D.1(d) | Would any part of the structure be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway? | No |

Class D Assessment

The proposed porch, by enclosing the front entrance area by relocating the front door position to the front elevation, meets all the restriction, limitations and conditions of Schedule 2, Part 1, Class D for a porch outside any external door of a house as set out in the table above.

* The land referred to as article 2(3) land is the land described in Part 1 of Schedule 1 to Town and Country Planning (General Permitted Development) (England) Order 2015/596 (National Parks, areas of outstanding natural beauty and conservation areas etc).

Conclusion and recommendation:

The proposals meet all the relevant limitations and conditions to each Class of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the certificate of lawful (proposed) development is granted.