

LDC (Proposed) Report		Application number	2013/2944/P
Officer		Expiry date	
Hilary Cuddy		15/07/2013	
Application Address		Authorised Officer Signature	
30 Hillfield Road London NW6 1PZ			
Conservation Area		Article 4	
Proposal			
Alterations to roof including enlargement of existing rear dormer and creation of juliette balcony and installation of 1x rooflight to front elevation.			
Recommendation:		Grant	

Site Description

The site is located on the south side of Hillfield Road and comprises a two storey Victorian mid-terrace property that is occupied as a single family dwelling. To the rear of the property is a two storey house that fronts onto Mill Lane. This would originally have been a garage at the rear of the garden but the land has been subdivided in the past and is now in separate ownership.

The site does not lie within a conservation area and the building is not listed.

Relevant History

2013/1512/P-Erection of single storey side/rear extension to the single family dwelling house (Class C3). Granted 15/05/2013.

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)	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(b)	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(c)	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	No-Total cubic volume increase=

	(ii) 50 cubic metres in any other case?	14.6
B.1(d)	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?	No-Proposed Juliette balcony with no raised platform or external access
B.1(e)	Is the dwellinghouse on article 1(5) land?	No
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 less than 20 centimetres from the eaves of the original roof, so far as practicable?	Yes
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 1.7 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)	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(b)	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(c)	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
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