

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2013/1035/P
<b>Officer</b>		<b>Expiry date</b>	
Hilary Cuddy		24/04/2013	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
6 Meadowbank London NW3 3AY			
<b>Conservation Area</b>		<b>Article 4</b>	
N/A		N/A	
<b>Proposal</b>			
Render to existing brickwork to the front and rear elevations from ground to third floor level.			
<b>Recommendation:</b>		Refuse Lawful Development Certificate	

Site Description:

The property is located on the western side of Meadowbank, which is a private road. The property is four-storeys in height. The building is located mid terrace in a set of 8 terraced dwellings. The buildings were built in the 1970's, and to the west of the site is Primrose Hill. The site is not located with a conservation area.

Proposal:

A lawful development certificate is sought for the rendering of existing brickwork to the front and rear elevations of the application property from ground to third floor levels.

The scheme can only be assessed against the relevant planning legislation which is the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development)(Amendment)(No2)(England) Order 2008 ("GPDO").

This is to determine whether it is permitted development and hence can go ahead without the specific grant of planning permission from the local planning authority. An assessment of its planning merits as to its acceptability under current policies is therefore not relevant or possible here, as it is purely a legal determination.

Assessment:

This application will be assessed under Class A of Part 1 "enlargement, improvement or other alteration of a dwellinghouse" of the Town and Country Planning (General Permitted Development) Order 2008 (as amended) which covers the enlargement, improvement or other alteration of a dwellinghouse. This is assessed in conjunction with the Communities and Local Government document Permitted Development for Householders Technical Guidance.

The proposal is assessed below.

The principle material used in the construction of the original dwellinghouse is brickwork. Render cladding has been used in the original construction as a decorative feature. The proposal seeks to clad the brickwork with render, which would have a different appearance to the brickwork that was used in the construction of the exterior of the existing dwellinghouse. The proposal is therefore not considered permitted development under Class A, Part 1.

The proposal is assessed below:

<b>Class A</b> The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	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)?	N/A
A.1 (b)	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?	N/A
A.1 (c)	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?	N/A
A.1 (d)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	N/A
A.1 (e)	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?	N/A
A.1 (f)	Will the enlarged part of the dwellinghouse have more than one 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 dwellinghouse?	No
A.1 (g)	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?	N/A
A.1 (h)	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 (ii) have a width greater than half the width of the original dwellinghouse?	N/A

A.1(i)	Would it would 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
Is the property in a conservation area? 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 Property is not within a conservation area
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
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?	No
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
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