

LDC (Proposed) Report		Application number	2012/4915/P
Officer		Expiry date	
Angela Ryan		12/11/2012	
Application Address		Authorised Officer Signature	
5 Talacre Road London NW5 3PH			
Conservation Area		Article 4	
West Kentish Town		No	
Proposal			
Erection of rear extension at the first floor level to residential dwelling (Class C3).			
Recommendation:		Refer to decision notice	

Class A 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)?	No
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?	No
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?	No
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?	No
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?	Yes
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	Yes

	(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	
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?	No
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 (iii) have a width greater than half the width of the original dwellinghouse?	Yes
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?	No
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	No
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?	Yes
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
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?	No
<p>Summary of proposal:</p> <p>The applicant proposed to erect a single storey rear extension at first floor level of the application site.</p> <p>An extensive ground floor rear extension exists at the application site, plus four other outbuildings are currently located in the rear garden.</p> <p>The proposal does not constitute permitted development for the following reasons:- - The enlarged part, if regarded as a being of a single-storey, would be in itself greater than 4m</p>		

in height (being 5.3m, as measured from ground level).

If, in line with DCLG guidance, the proposed development is viewed as part of a wider, cumulative 'enlarged part' (comprising all enlargements to the original dwellinghouse', the overall enlarged part of the dwellinghouse (existing and approved enlargements) would have more than a single storey, and would extend beyond a wall which is understood to have formed a side elevation of the dwelling house (O/S dated 1952-54 shows a single-storey closet wing type extension which was liable to form part of the 'original dwellinghouse'), and:

- The combined enlarged part of the extension having more than one-storey would also extend more than 3m beyond the rear wall of the original dwelling house (the existing ground floor extension already extending 13m beyond the main rear wall of the original dwelling house).
- The combined enlarged part would have more than one-storey, and the flat roof would not reflect the pitched main roof of the host building.

The proposed development is not considered to constitute permitted development under Class A of the Town and Country (General Permitted Development Order 1995(as amended).

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