

LDC Report		06/04/2012
Officer		Application Number
Hugh Miller		2012/0695/P
Application Address		Drawing Numbers
10 Thurlow Road LONDON NW3 5PL		Refer to draft decision notice.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of a single storey rear extension incorporating roof terrace plus balustrade at lower ground floor level and installation of conservation rooflights to front and side roof slopes of single –family dwellinghouse (Class C3)		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application building comprises 4-storey and forms a pair of semi-detached properties located on the north side of Thurlow Road, south of the Shepherd's Walk west of Eldon Grove. The building is within a designated conservation area.</p> <p>History Erection of a rear dormer window to single-family dwellinghouse (Class C3); ref. 2012/0692/P- Decision pending.</p> <p>Proposal</p> <ul style="list-style-type: none"> ❖ Erection of a single storey rear extension incorporating roof terrace plus balustrade at lower ground floor level and installation of conservation rooflights to front and side roof slopes of single –family dwellinghouse (Class C3). <p>There is an existing raised full-width steel framed mesh deck terrace with access staircase between the lower and upper ground floor levels. At the lower ground level the equivalent floor area below the deck forms a paved patio space which is accessed from the lower ground floor.</p> <p>The proposed single storey full-width rear extension would have dimensions of 3.0m depth x 7.1m width x 3.6m height.</p> <p>Two conservation roof lights (700mm x 1600mm) are proposed at the front roof slope and one conservation rooflight at the side. They would not materially change the appearance of the roof or the dwellinghouse.</p> <p>The proposed would be lawful under Part 1, Schedule 2 Classes A, B and C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.</p>		

The proposal is considered to be permitted development as:

Class A.1 Condition A.1

- a) It does not exceed 50% of the total area of the curtilage;
- b) It would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- c) The height of the eaves would not exceed the height of the roof of the existing dwellinghouse;
- d) i) It does not front a highway;
ii) It does not form a principal or side elevation of the original dwellinghouse;
- e) i) It is a single storey extension and would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres;
ii) It would not exceed 4 metres in height;
- f) Not applicable;
- g) The proposed extension which is within 2m of the boundary has a flat roof which does not exceed 3m in height;
- h) The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse;
- i) It would not consist of:
 - i) the construction or provision of a veranda, balcony or raised platform.

The balustrading on the roof of the extension is to create a 'terrace'. It is not considered to be a balcony as it is not cantilevered from the wall or a veranda which is roofed or partially enclosed. It is not considered to be a raised platform. As the terrace when considered with the extension, does not exceed 4m in height and does not extend beyond the rear wall of the house by more than 3m it can be considered to be permitted under Class A.

As the property is located within a conservation area Conditions A.2 and A.3 also apply:

Class A.2

- a) It does not consist of or include cladding of any part of the exterior of the dwellinghouse;
- b) It does not extend beyond a side elevation; and
- c) It would not have more than one storey beyond the rear elevation of the original dwellinghouse.

Class A.3 - Conditions

- a) The materials comprises glazed walls and floor to ceiling glazed sliding doors, steel wire balustrade, match the materials on the original dwellinghouse;
- b) It does not include windows in a wall or roofslope forming a side elevation. The enlarged opening as replacement of existing doors at rear lower ground floor level is considered to be permitted development; and
- c) Not applicable.

Class B.1

(a) No part of the roof extensions would exceed the height of the highest part of the existing roof.

(b) The roof extension does not extend beyond the plane of any existing roofslope which forms the principal elevation of the property and fronts onto a highway.

(c) The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 40m³.

(d) It would -

(i) not consist of or include the construction of a veranda, balcony or raised platform, or

(ii) not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.

(e) The property is within a conservation area [Article 1(5) land].

Class B. 2 - Conditions:

(a) matching materials [annotated on the drawings].

(b) The closet part of the front and side conservation rooflights would not be less than 20cm from the eaves.

(c) No new windows on the side elevation of the dwelling house.

Class C.1

(a) The proposed rooflights on the front and side roof slopes would not protrude more than 150mm beyond the plane of the roof slope.

(b) The proposed alterations to the roof would not result in highest part of the alteration being higher than the highest part of the original roof.

(c) i) The proposed alterations to the roof would exclude the chimney, flue or soil and vent pipe.

ii) The proposed alterations would exclude solar photovoltaics or solar thermal equipment.

Conditions Class C.2

The development is permitted by Class C subject to condition that the rooflight located on a roof slope forming a side elevation of the dwellinghouse shall be:

a) obscure-glazed and

b) non-opening

Recommendation: *Issue certificate.*

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