

LDC (Proposed) Report		Application number	2011/5817/P
Officer		Expiry date	
David Glasgow		12/01/2012	
Application Address		Authorised Officer Signature	
10 Solent Road London NW6 1TU			
Conservation Area		Article 4	
Proposal			
Alterations to accommodate a roof extension including rooflights and the installation of a 'glass-box' dormer rear roofslope and rooflight to front roofslope of residential flat (Class C3).			
Recommendation:		Grant certificate of Lawfulness.	

Planning History

None relevant

Assessment

Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008.		
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?	The dormer would not. The roof light would and is not PD under Class B.
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 (ii) 50 cubic metres in any other case?	No
B.1(d)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised	No

	platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	
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)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part be the same as the roof pitch of the original dwellinghouse, so far as practicable?	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 which forms the principal elevation of the dwellinghouse and fronts a highway?	No. Informative attached.
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

Conclusion

The rear roof extension is permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008.

The front roof light is permitted under Class C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008.

Recommendation

Grant Certificate of Lawfulness.

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