

<b>LDC Report</b>		28/06/2011
<b>Officer</b>		<b>Application Number</b>
David Glasgow		2011/2188/P
<b>Application Address</b>		<b>Drawing Numbers</b>
17 Oakeshott Avenue London N6 6NT		Refer draft decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Erection of a single-storey rear extension at ground floor level to existing dwelling house (Class C3)		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The application site relates to a detached two- storey dwelling located on Oakeshott Avenue in the Holly Lodge Conservation Area.</p> <p>The application for Certificate of Lawful Development (Proposed) is for erection of a full-width single-storey rear extension with a maximum depth of 3m and a maximum height of 3m.</p> <p>The property benefits from an existing rear conservatory which according to the applicant was erected in 1993. The conservatory is of uPVC construction and is not part of the original dwelling.</p> <p>The proposal would constitute lawful development under Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008. The criteria of class A1 are complied with as follows:</p>		
<b>Class A.1</b>		
<ul style="list-style-type: none"> <li>a) as a result of the works the total area of ground covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);</li> <li>b) the height of the part of the extension would not exceed the height of the highest part of the roof of the existing dwellinghouse;</li> <li>c) the height of the eaves of the extension would not exceed the height of the eaves of the existing dwellinghouse;</li> <li>d) the enlarged part of the dwellinghouse would not extend beyond a wall which</li> </ul>		

- i. fronts a highway, or
  - ii. a side elevation
- e) the enlarged part of the dwellinghouse would have a single storey and
- i. would not extend beyond the rear wall of the original dwellinghouse by more than 3m,
  - ii. would not exceed 4 metres in height;
- f) the enlarged part of the dwellinghouse would not be greater than 1 storey in height;
- g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse. However, the height of the eaves would not exceed 3 metres in height;
- h) the enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse;
- i) it would not consist of or include a raised platform (higher than 300mm), a microwave antenna, chimney, flue or soil/vent pipe.

### **Class A.2**

- (a) It would not consist of or include the cladding of any part of the exterior of the dwelling house.
- (b) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwelling house
- (c) The enlarged part of the dwellinghouse would not have more than one storey and extend beyond the rear wall of the original dwelling house.

### **Class A.3**

The existing building has a mix of timber brick and glazing on the rear elevation. It is considered that the glazed doors will be of a similar appearance to materials already used on the building i.e. glazing. The bricks on the side and rear elevation of the extension will match the existing.

**Recommendation:** That a Certificate of Lawfulness for proposed development be granted.

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