

<b>LDC Report</b>		<b>05/04/2006</b>
<b>Officer</b>		<b>Application Number</b>
Gareth Wilson		2005/5520/P
<b>Application Address</b>		<b>Drawing Numbers</b>
18 Fairfax Place London NW6 4EH		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Application for Certificate of Lawfulness for Proposed development of: Loft conversion involving the erection of rear dormer window and three front rooflights to single family dwellinghouse.		
<b>Recommendation</b> : Refer to Draft Decision Notice		
<b>Assessment</b>		
<p>The application site comprises a two-storey mid terrace single-family dwellinghouse situated on the east side Fairfax Place with no existing extensions. Highways officers have confirmed a service road at the rear of the property is under private ownership and service and is not part of the public highway.</p> <p>The proposed dormer window extension would be 8.2m wide, 1.8m high, and 3m long. The net increase in volume of the proposed development is calculated at <u>22.2 cubic metres</u>.</p> <p>The proposed dormer extensions are considered as permitted development by Schedule 2, Part 1 Class B and Class C of the Town and Country Planning (General Permitted Development) Order 1995 because:</p> <ol style="list-style-type: none"> <li>The volume of the proposed roof extension does not exceed 40 cubic metres, or increase the cubic content of the resulting dwellinghouse by more than 50 cubic metres.</li> <li>There are no existing extensions to the house.</li> <li>No part of the extension would exceed the height of the highest part of the roof.</li> <li>No part of the extension would extend beyond the plane of the existing front roofslope which fronts a highway.</li> <li>The dwellinghouse is not in a conservation area.</li> <li>There is no condition restricting permitted development rights.</li> <li>The rooflights will not result in a material alteration to the roof of the dwellinghouse.</li> </ol> <p>Given the above it is recommended to issue the Certificate of Lawfulness.</p>		