

LDC Report		30/08/2010
Officer		Application Number
Rob Willis		2010/3507/P
Application Address		Drawing Numbers
46 Menelik Road London NW2 3RH		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of side and rear roof dormers at existing single dwelling house (Class C3)		
Relevant History		
A search of the planning history for the property has not revealed any previous extensions.		

Recommendation: Refer to Draft Decision Notice

Assessment

A single family dwelling house on the eastern side of Menelik Road. The building is a semi-detached house with a hipped roof. It does not lie within a conservation area. The principal elevation is the front elevation facing Menelik Road.

The application is for a Certificate of Lawfulness (proposed) for a rear and side dormer. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof is permitted by Part 1 Class B of the Town and Country (General Permitted Development) Order 1995 (as amended) - *the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.*

Development is not permitted by Class B if—

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Complies – the proposed dormers would be no higher than the highest part of the existing roof

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Complies – side and rear dormers are proposed, so no part of the extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

(c) the cubic content of the resulting roof space would 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;

Complies – the total volume added by the proposals would be 39.3 m³.

(d) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Does not comply: whilst the proposal would not consist of or include a veranda, balcony or raised platform, an existing chimney is to be removed to ceiling level and capped off. However, this element of the proposed works is permitted under Class G of the Order (see below).

(e) the dwellinghouse is on article 1(5) land.

Complies – the dwellinghouse is not within a conservation area

Conditions

Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies – the application states that materials used in the exterior works will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof;

Complies – neither dormer will at its closest point be less than 20 centimetres from the eaves of the original roof.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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.

Complies – the window on the side wall would be obscure glazed and non-opening below 1.7m.

Class G: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development is not permitted by Class G if—

- (a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;

Complies – the proposal seeks the removal of the chimney to ceiling level

- (b) in the case of a dwellinghouse on article 1(5) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse

Complies – the application site is not within a conservation area.

Recommendation

Grant Certificate of Lawfulness

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613