

LDC Report		10/09/2010
Officer		Application Number
Max Smith		2010/3712/P
Application Address		Drawing Numbers
59 Solent Road London NW6 1TY		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Roof extension in rear roofslope of dwelling house (Class C3).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application site comprises an existing mid terrace two storey single family dwellinghouse. The property is not listed, nor is it located within a Conservation Area.</p> <p>The principle of the rear roof extension is such that it could be built as permitted development under Class B of the amended General Permitted Development Order on the following grounds:</p> <ul style="list-style-type: none"> • No part of the roof extension would exceed the height of the highest part of the existing roof. • 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. • The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 40m³ [the extension would have a volume of 22.3m³]. • It would not consist of or include: <ol style="list-style-type: none"> 1. the construction of a veranda, balcony or raised platform 2. the installation, alteration or replacement of a chimney, flue or soil or vent pipe • The property is not within a conservation area [Article 1(5) land]. <p><u>Conditions</u></p> <ul style="list-style-type: none"> • The relevant conditions are fully complied with in this instance: <ol style="list-style-type: none"> 1. matching materials; the timber windows would match the existing, and tile hung walls of the extension would match the existing roof. 2. it would be set back by not less than 20cm from the eaves. 3. there are no windows proposed in a side elevation. <p>Grant Lawful Development Certificate.</p>		

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