

LDC Report		29/07/2010
Officer		Application Number
John Sheehy		2010/2999/P
Application Address		Drawing Numbers
15 Sumatra Road London NW6 1PS		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of single storey rear and side extension to ground floor of existing dwelling house (Class C3).		
Recommendation: Grant Certificate of Lawfulness		
Assessment		
<p>This application for a Certificate of Lawfulness relates to a mid-terrace 2-storey dwellinghouse located on the western side of Sumatra Road and dating from the late 19th century. The site is not situated within a conservation area, nor is the building on the site listed. The property is not restricted by any Article 4 Directions.</p> <p>Relevant cases</p> <p>41 Sumatra Road October 2009 (2008/4625/P) a LDC issued for a broadly similar rear extension wrapping around the closet wing. The case was of particular relevance with regard to considering A.1(h)(iii).</p> <p>Proposal</p> <p>The single storey rear extension would be 3.75m tall at it highest point (where the top of the sloping roof meets the closet wing extension), projecting forward from the side elevation by 1.86m and projecting beyond the rear wall of the existing closet wing by 2.4m. The existing closet wing is 3m wide. The eaves of the extension would be approx. 2.4m tall.</p> <p>The full criteria are as follows:</p> <p>A.1 Development is not permitted by Class A if—</p> <p>(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);</p> <p>Complies - extension covers circa one third of the total area of the curtilage (excluding the ground area of the original dwellinghouse);</p> <p>(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;</p> <p>(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;</p>		

Complies - The existing house is two storeys, the extension is a single storey ground floor extension

- (d) the enlarged part of the dwellinghouse would extend beyond a wall which—
- (i) fronts a highway, and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

Not applicable – The extension does not extend beyond a wall which fronts a highway

- (e) the enlarged part of the dwellinghouse would have a single storey and—
- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

Complies – The extension would extend beyond the rear wall of the original dwellinghouse by less than 3 metres and would not exceed 4 metres in height

- (f) the enlarged part of the dwellinghouse would have more than one storey and—
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Not applicable – The extension is single storey

- (g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

Complies - the extension would be within 2 metres of the boundary and the eaves would not exceed 3 metres in height

- (h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
- (i) exceed 4 metres in height,
 - (ii) have more than one storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; or

Complies: the extension would extend beyond a wall forming a side elevation, would not exceed 4m in height, would be a single storey, and in respect of the side extension it would not be more than half the width of the original dwelling house (the width of the original dwellinghouse is 4.4m and the proposed side extension would be 1.86m wide).

- (i) it would consist of or include—
- (i) the construction or provision of a veranda, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

Complies – It would not consist of or include any of the above

A.2 Relates to dwellinghouses on article 1(5) land such as conservation areas. The dwellinghouse is not on article 1(5) land so this section is not applicable.

A.3 Development is permitted by Class A 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 -

No information has been provided on the materials for

The existing walls are in brick, with doors and window frames in timber. No information has been provided on the materials to be used in the proposed extension. A condition has been attached to the permission requiring the extension to be constructed in materials that are of a similar appearance to those of the existing dwellinghouse.

Conditions (b) and (c) relate to upper floor windows and extensions of more than one storey so are not applicable in this case.

Summary

The single storey rear extension is permitted under Class A 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 for the proposed development.

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