

LDC Report		14/07/2010
Officer		Application Number
Connie Petrou		2010/2444/P
Application Address		Drawing Numbers
3 Raveley Street London NW5 2HX		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
The erection of a rear dormer with two skylights on front roof slope and four solar panels on flat roof dormer of existing dwelling house (Class C3).		
Recommendation: Grant Certificate		
Assessment		
<p>The property is a single 3 storey terraced dwelling house located on the south-eastern side of Raveley Street. The site is not situated within a conservation area, nor is it a listed building. In addition the property is not restricted by any Article 4 Directions, or conditions removing permitted development rights.</p> <p>The property has an existing 2-storey rear extension, which is part of the original dwelling house. The proposal is to erect a dormer window on the rear roof slope with 2 skylights and 4 solar panels on the roof slope</p> <p>The rear dormer window can be built as permitted development under Class B, as:</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 roof slope which forms the principal elevation of the property and fronts onto a highway. The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 40m³ (The cubic content of the extended roof area is 34.3m³) It would not consist of or include the construction of a veranda, balcony or raised platform It would not include the alteration of a vent pipe. The property is not within a conservation area [Article 1(5) land]. The relevant conditions are complied with: <ol style="list-style-type: none"> matching materials [<i>specified on the drawings and also referred to in an informative on the decision notice</i>]. set back by not less than 20cm from the eaves 		

3. there are no windows on the side elevation.

The **solar panels** on the flat roof dormer can be built as permitted development under Class A (Part 40), as the proposed Solar Panels (x4) would:

- not protrude more than 200 millimetres beyond the plane of the roof slope;
- would not result in any part of the panels being higher than the highest part of the existing roof (*the section shows the panels being flush with the roof of the dormer window, this is referred to in an informative on the decision notice*);
- would not be installed on a slope forming the principle or side elevation of the dwelling house.

With regard to condition A.2 (a) and (b) the solar panels have been sited on the flat roof of the proposed dormer so as to minimise their effect on the external appearance of the building and the amenity of the area.

The **rooflights** in the front roofslope can be built as permitted development under Class C, as:

- It would not protrude more than 150mm beyond the plane of the roofslope [*the applicant is advised of this requirement in an informative*].
- It would not be higher than the ridge of the roof.
- It would not consist of or include:
 1. the installation, alteration or replacement of a chimney, flue or soil or vent pipe
 2. it is not a solar PV or solar thermal equipment
 3. they are not on a roofslope forming the side elevation of the property.

Recommendation: Grant Certificate

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