

LDC Report		01/07/2010
Officer		Application Number
Aysegul Olcar-Chamberlin		2010/2129/P
Application Address		Drawing Numbers
87 Ravenshaw Street London NW6 1NP		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of single storey side/rear extension and rear dormer roof extension to single dwelling house (Class C3).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The property is a mid-terrace single dwellinghouse located on the north side of Ravenshaw Street. The principal elevation is the front elevation onto Ravenshaw Street. The rear boundary of the property joins to the green belt by the railway. 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>There is an ongoing refurbishment work on the site therefore the property is not safe to access (the rear elevation of the site has been partially demolished).</p> <p>The property has an existing 2-storey rear extension (closet wing), which is part of the original dwellinghouse. The proposal is to:</p> <ul style="list-style-type: none"> infill a single storey rear extension (on ground floor) between the existing 2-storey rear extension and the shared boundary line with no. 89 [it would not project beyond the existing 2-storey rear extension and would have a height of between 3.2 and 3.5m], and erect a dormer window extension (15.9 m³) on the rear roofslope. <p>The single storey rear extension would not qualify as permitted development under, Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008 because it would not comply all the criteria set out in Class A.1.</p> <ul style="list-style-type: none"> a) It does not occupy more than 50% of the unbuilt curtilage of the site; ✓ b) The extension does not exceed the height of the highest part of the roof of the existing dwellinghouse; ✓ c) The height of the eaves of the proposed works does not exceed the height of the eaves of the existing dwellinghouse; ✓ d) The proposed works are at the rear, and thus do not extend beyond a wall which fronts a highway; ✓ e) The proposed extension does not extend beyond the rear wall of the original dwellinghouse by more than 3m (the rear wall is taken to be the rearmost point of the original rear extension, and 		

- the proposed extension aligns with this) or exceed 4m in height; ✓
- f) The proposals do not involve a 2-storey extension; ✓
 - g) The proposed works would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the proposed extension would exceed 3m; X
 - h) The proposed single storey extension does not (i) exceed 4m in height, (ii) have more than one storey (it is single storey), (iii) have a width greater than half the width of the original dwellinghouse; ✓
 - i) The extension does not involve (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 the roof of the dwellinghouse

The property is not located on article 1(5) land; hence section A.2 of Class A is not applicable.

In respect of section A.3:

- a) No detail of materials are indicated on the drawings— an informative for the materials to be of a similar appearance to those used in the construction of the original dwellinghouse attached to the decision notice.
- b) No upper floor windows are proposed
- c) The extension is single storey

The **rear dormer window** can be built as permitted development under Class B, as it complies with all the criteria set out in Class B:

- 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.
- It would not consist of or include the construction of a verandah, 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].

In terms of conditions set out in Class B.2:

1. no details of materials are specified on the drawings - an informative for the materials to be of a similar appearance to those used in the construction of the original dwellinghouse attached to the decision notice.
2. set back by not less than 20cm from the eaves
3. there are no windows on the side elevation.

The proposed rear elevation shows a parapet/boundary (3.5m high) wall which the proposed single storey ground floor extension would join on the shared boundary with no. 89. An informative attached to the decision notice to inform the applicant that that boundary wall as it would be above 2m cannot be built as permitted development.

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