

LDC Report		18/06/2010
Officer		Application Number
Charles Thuairé		2010/2191/P
Application Address		Drawing Numbers
46 Lady Somerset Road London NW5 1TU		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of a hip-to-gable roof extension with 2 rooflights on front roofslope and erection of a rear dormer at existing single dwelling house (Class C3).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The existing property is an end of terrace 3 storey dwelling house with hipped roof. It has not been previously extended and is not within a conservation area.</p> <p>Proposal is to enlarge the roof sideways to form a gable-end roof profile with 2 rooflights at front; also add a rear dormer extension almost full width with the new roof, containing 2 windows and tile-hung to match existing.</p> <p>The agents' volumetric calculations have been checked and verified- the hip to gable extension will be 20.89 cu.m. and the rear dormer will be 18.98 cu.m. The total is 39.87 cu.m. which is less than the 40 cu.m. allowance for roof extensions to terraced houses.</p> <p>The various criteria in Class B of Part 1 are satisfied-</p> <ul style="list-style-type: none"> the extension does not exceed the highest part of the roof; it does not project beyond the front roofslope; the cubic content is less than 40 cu.m; it does not include a veranda etc nor a soil pipe etc; moreover it is not in a conservation area. <p>The extensions are therefore permitted development- QED.</p> <p>The 2 front rooflights are also permitted under Class C on the basis that they do not project more than 150mm from the roofslope.</p> <p>Grant Certificate on basis that proposals are pd under Classes B and C of GPDO.</p>		

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