

LDC Report		19/07/2010
Officer		Application Number
Gavin Sexton		2010/2835/P
Application Address		Drawing Numbers
34 Crediton Hill London NW6 1HP		See Decision Notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Replacement of existing rear conservatory with single storey rear extension, to dwellinghouse (Class C3).		
Recommendation: Refer to Draft Decision Notice		
<p>Background</p> <p>A previous application (2010/0609/P) for broadly the same proposed development was refused in April 2010 by reason of <i>"The proposed extension would include the cladding of its exterior with render to a property within a conservation area. The proposal therefore fails to comply with Class A.2(a) of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by the No. 2 Amendment Order 2008."</i></p> <p>Assessment</p> <p>The property is a 2-storey semi-detached (the property is attached to no. 32) single-family dwelling house on the east side of Crediton Hill. The building is not listed, but it is situated within the West End Green Conservation Area. The property is not restricted by any Article 4 Directions, or conditions removing permitted development rights.</p> <p>The property has an existing single storey conservatory extension. The proposal is to demolish the existing conservatory and construct a single storey rear extension across the full width of the property.</p> <p>The single storey rear extension is considered to be in accordance with the terms of Part 1 as follows:</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; The eaves are not identified in detail but the overall height of the flat-roofed extension would be 3m and hence the eaves will be no higher than this. 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 (1.8m beyond the rearmost bay projection, 3m beyond the remainder of the rear elevation) nor exceed 4m in height (3m);

- 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, but the height of the eaves of the proposed extension would not exceed 3m;
- h) The proposed single storey extension does not
 - (i) exceed 4m in height (maximum height 3m)
 - (ii) have more than one storey (it is single storey)
 - (iii) has no side extension element
- i) The extension does not involve:
 - i. the construction or provision of a veranda, balcony or raised platform [*note that the application drawings show a terrace at the rear of the extension, the applicant previously has confirmed that the terrace is at the same level as the existing terrace, and lower than the level of the main garden*] ;
 - 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;
 - iv. an alteration to the roof of the dwellinghouse

The property is located on article 1(5) land hence the conditions of section A.2 of Class A are also applicable. Development is not permitted if

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles. In this case, the first floor of the dwelling is clad in pebble-dash render and the application seeks to render the ground floor extension to match. The proposals have been amended from the previously refused LDC to meet this condition by including exposed brickwork to match the existing dwelling.
- (b) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse;
- (c) The enlarged part of the dwellinghouse would not have more than one storey.

Finally the proposals would comply with the conditions of A.3(a) (materials to match existing). An informative would be added as a reminder of this requirement.

Works comply with all requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)

Recommendation: Grant Certificate

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