

<b>LDC Report</b>		12/04/2010
<b>Officer</b>		<b>Application Number</b>
Rob Tulloch		2010/0874/P
<b>Application Address</b>		<b>Drawing Numbers</b>
64 Heath House Redington Road London NW3 7RS		See decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Enlargement of garage door, repositioning of service entrance and associated works to external steps at single family dwelling house (use class C3).		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The site is a two storey, plus attic, detached dwellinghouse on the eastern edge of Redington Road. It lies within the Redington/Frogna Conservation Area.</p> <p>The application is for a certificate of lawfulness (proposed) for:</p> <ul style="list-style-type: none"> <li>• The repositioning of the service entrance door located at the south-western end of the front elevation. It is to be moved approximately 1 metre to the right, closer to an adjacent garage, and set approximately 600mm lower so it is level with the garage;</li> <li>• The widening of the existing garage door by approximately 300mm; and</li> <li>• The relocation of a set of five steps leading from the garage to the front of the house by positioning them approximately 2 metres closer to the main entrance, and the removal of a small planter.</li> </ul> <p>The proposal is to be considered under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which deals with the enlargement, improvement or other alteration of a dwellinghouse. For development to be permitted it must meet the following criteria of Class A.</p> <p><b>A.1</b> 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 would exceed 50% of the total area of the curtilage;</p> <p><i>Complies</i> - no increase in the area of ground covered by buildings within the curtilage</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><i>Complies</i> – the height of the parts of the dwellinghouse altered would not exceed the highest part of the roof</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;

*Not applicable* – no eaves to parts of dwellinghouse altered

- (d) the enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwellinghouse;
- (e) the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or exceed 4 metres in height;
- (f) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- (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;
- (h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would exceed 4 metres in height, have more than one storey, or have a width greater than half the width of the original dwellinghouse;

*Not applicable* – the proposal is not an enlargement

- (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* – does not consist of or include any of the above

**A.2** In the case of a dwellinghouse on article 1(5) land, development is not permitted by Class A 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;

*Complies* – the proposal does not consist of or include any of the above

- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

*Not applicable* – the proposal is not an enlargement

### **Conditions**

**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;

*Complies* – the materials used would be of a similar appearance

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be obscure-glazed, and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

*Not applicable* – no upper floor windows are included in the proposal

- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

*Not applicable* – the proposal is not an enlargement

**Recommendation**

Grant Certificate of Lawfulness

**Disclaimer**

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