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| <b>LDC Report</b>   |                            | 05/04/2010                          |
| <b>Officer</b>  |                            | <b>Application Number</b>           |
| Jenny Fisher  |                            | 2010/0488/P                         |
| <b>Application Address</b>  |                            | <b>Drawing Numbers</b>              |
| 19 Fairhazel Gardens<br>London<br>NW6 3QL   |                            | Refer to decision letter            |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>Authorised Officer Signature</b> |
|   |                            |                                     |
| <b>Proposal</b>   |                            |                                     |
| Erection of a single storey extension and a raised platform over the remainder of the garden to the rear of a single family dwelling (Class C3).  |                            |                                     |
| <b>Recommendation: Refer to Draft Decision Notice</b>   |                            |                                     |
| <b>Assessment</b>   |                            |                                     |
| <p><u>Site</u><br/>The application relates to a property within a mid-20<sup>th</sup> century two-storey-terrace on the west side of Fairhazel Gardens. In use as a single family dwelling.<br/>Within the Swiss Cottage Conservation Area.</p> <p><u>Proposed</u><br/>Erection of a full width rear ground floor extension. 2.5m. (d) x 5m. (w) x 3.6m. (h). It would have a flat roof with a large skylight 1.9m. x 1.2m. Bi-fold doors would open onto the garden. A narrow (0.5m. wide) area either side of the doors and 0.6m. across the top of the doors would be rendered.</p> <p>The remainder of the rear garden would be decked for use as a terrace. The surface of the deck would be 0.1m. above existing ground level.</p> <p>Applicant's drawings include two roof lights in the rear roof slope. Part of the 16/07/2009 approval.</p> <p><u>History</u><br/><u>17 Fairhazel Gdns.</u><br/>08/01/2008 (2007/5410/P) Lawful Development Certificate for the removal of front boundary wall and railings, creation of hardstanding in front garden and formation of means of access to hardstanding from highway all in connection with the existing single-family dwellinghouse (Class C3).</p> <p><u>21 Fairhazel Gardens</u><br/>11/02/02 (PWX0102187)<br/>Planning permission was granted for the erection of a single-storey rear extension with pitched roof and insertion of two rooflights within rear roof slope.</p> <p><u>23 Fairhazel Gardens</u><br/>30/01/01 (PWX0102006)<br/>A certificate of lawfulness was issued for an extension at rear ground floor level.<br/>The proposed works would be permitted development by virtue of Class A Part 1 of schedule 2 of the</p> |                            |                                     |

Town & Country Planning (General Permitted Development) Order 1995

17, 19, 21, 23 Fairhazel Gardens

16/07/2009 (2009/2502/P) Certificate of lawfulness for the removal of chimneys and installation of rooflights (two per house) on the rear roof slope of the four residential dwellings (Class C3).

**Consideration**

The Town and Country Planning (General permitted Development) (Amendment) (No.2) (England) Order 2008

**Schedule 2 Part 1 Class A**

The rear extension:

- (a) would not exceed 50% of total area of curtilage (excluding area of house);
- (b) would not exceed height of highest part of roof;
- (c) height of eaves would not exceed eaves of rear of dwelling house;
- (d) would not front the highway; not principal or side elevation;
- (e) The proposed extension would not extend more than 3m. beyond the rear wall of the original dwelling house, or exceed 4 metres in height;
- (f) single storey only;
- (g) eaves would not exceed 3 metres;
- (h) rear not side elevation;
- (i) there would be a raised platform (decked terrace) outside the extension covering the remainder of the garden. However it would not be raised to height greater than 300mm. Complies with (i) (ii) (iii) and (iv).

**A.2** (on article 1(5) land

- (a) existing building is a red brick construction with a slate roof. Render would be introduced to the extension. On designated land cladding of any part of the exterior of a dwelling (and extensions) with stone, artificial stone, pebble dash, **render**, timber, plastic or tiles **is not permitted development**.
- (b) not a side extension;
- (c) not more than 1 storey.

**Class F**

- (a) the hard surface (decking) would not be between a wall forming the principle elevation of the principle elevation of the dwelling house and a highway;
- (b) although the area of ground covered by the hard surface (decking) would be 10.75m<sup>2</sup> exceeding 5m<sup>2</sup> permitted it would be to the rear of the property and would not front a highway

Works proposed do not comply with all requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)

Recommend Refuse a Certificate of Lawfulness (Proposed)

Recommend informative explaining materials to match existing building or planning application.

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