

LDC Report		18/01/2010
Officer		Application Number
Sheri Waddell		2009/5593/P
Application Address		Drawing Numbers
121 Sumatra Road London NW6 1PL		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of rear roof extension to both the main roofslope and the roof of the existing 2-storey rear extension of the existing single family dwelling house (Class C3).		
History		
PP granted 12/11/2009 [2009/4501/P] for the installation of 1 additional dormer window at the front of existing single family dwelling house (Class C3). <i>Note that this application originally proposed a rear roof extension in addition to the front dormer – however, this was subsequently omitted from the planning application, as it was considered to be too large and bulky for planning permission to be granted. It has now been made the subject of the current application.</i>		
Recommendation: Refer to Decision Notice		
Assessment		
<p>Property is a mid-terraced 2-storey + attic single dwellinghouse that does not appear to have previously been extended. It does not lie within a CA, and it is not a listed building.</p> <p>Proposal is to build a roof extension – full width rear “dormer” extension with a dormer window to the main roofslope, and an extension to the roof of the rear extension. The two extensions are linked, although the latter will be accessed from the half landing leading up into the roofspace.</p> <p>The principle of the rear roof extension is such that it could be built as permitted development under Class B, but there are two out of the three conditions do not comply with the relevant parameters [as highlighted in bold]:</p> <ul style="list-style-type: none"> No part of the roof extension would exceed the height of the highest part of the existing roof. <i>Note that whilst the extension to the existing rear extension will be significantly higher than this part of the roof, it will not be higher than the main roof. This interpretation of the parameters of this part of the GPDO [i.e. that the whole development should not exceed the highest part of the highest element of the roof] is supported by previous case decisions.</i> 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 has a volume of 37m³]. <i>Note that the dormer window that has been approved to the front roofslope can be built within the remaining volume.</i> It would not consist of or include: <ol style="list-style-type: none"> the construction of a verandah, balcony or raised platform the installation, alteration or replacement of a chimney, flue or soil or vent pipe [<i>confirmed by agents supporting statement</i>] 		

- The property is not within a conservation area [Article 1(5) land].
- The relevant conditions are not fully complied with:
 1. matching materials – ***the extension to the rear extension is proposed to be clad in lightweight metal panels of a colour to match the “tone” of the artificial slates of the main roof. The GPDO specifies that the materials shall be “of a similar appearance” but not necessarily precisely the same. Whilst this wording gives some flexibility, it is considered that metal cladding will not have a similar enough appearance to comply with the requirements of this condition.***
 2. set back by not less than 20cm from the eaves [***the extension sits flush with the existing outer wall edge***]
 3. there is only one window in a side elevation [the bathroom window in the extension over the existing rear extension] – this will be glazed with translucent glass, and the openable part is set 1.7m above finished floor level *confirmed by agents supporting statement*]

The agent, William Burges, was contacted on 16/12/2009 and invited to revise the application to:

- clad the rear roof extension with a material such as timber or artificial slate, to match more appropriately the existing materials of the dwellinghouse; and
- set back the extension[s] at least 20cm from the relevant eaves.

However, no revised drawings have been received.

Recommendation: Refuse Certificate

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