

LDC Report		30/11/2009
Officer		Application Number
Eimear Heavey		2009/4402/P
Application Address		Drawing Numbers
17Queensmead St John's Wood Park London NW8 6RE		Refer to draft decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of rear dormer extension and installation of two rooflights to the front roofslope to single family dwelling house (Class C3).		
Recommendation: Grant Certificate of Lawful Use		
Assessment		
<p>Site description The property is a single-family mid-terrace dwellinghouse located on the southern edge of the Queensmead estate. The property does not lie within a conservation area nor does it have any recent planning history. It is occupied as a single family dwellinghouse.</p> <p>Proposal In this instance the applicant has applied for a Certificate of Lawful Use for the proposed erection of rear dormer extension and installation of two rooflights to the front roofslope to single family dwelling house (Class C3).</p> <p>Dormer extension The proposed dormer extension will be considered under the Town and Country Planning (General Permitted Development) (Amendment) (No 2) Order 2008, Schedule 1, Part 1, Class B.</p> <p>Development is not permitted by Class B if -</p> <p>a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; <i>No</i></p> <p>b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of the existing roofslope which forms the principal elevation of the dwellinghouse <u>and</u> fronts a highway; <i>No</i>. Although the property faces two access roads, the elevation on which the dormer is to be erected is considered to be the rear elevation. The road which is located behind the rear elevation is an access road for the estate, is not adopted highway and does not provide a through route to any highways.</p> <p>c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 40 cubic metres; <i>No (39.53sq metres)</i></p>		

d) It would consist of or include the construction or provision of a veranda, balcony or raised platform or the installation of a replacement chimney, flue or soil pipe or the site is located on Article 1 (v) land; *No*

Conditions

The proposed dormer will be constructed in materials to match existing dwellinghouse, the edge of the enlargement closest to the eaves of the original roof is more than 20 cm and there will be no windows inserted in the side elevation of the dwellinghouse.

Consequently the proposed dormer extension is considered to be permitted development under the GPDO, Schedule 1, Part 1, Class B.

Rooflights

The proposed front rooflights will be considered under the Town and Country Planning (General Permitted Development) (Amendment) (No 2) Order 2008, Article 3, Part 1, Class C.

Development is not permitted by Class C if –

- a) the alteration would protrude more than 150mm beyond the plane of the slope of the original roof when measured perpendicular with the external surface of the original roof; *No*
- b) it would result in the highest part of the alteration being higher than the highest part of the original roof; *No*
- c) It would consist of or include the installation, alteration or replacement of a chimney, flue or vent and soil pipe or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; *No*

Conditions

The proposed rooflights will not be located on a side roofslope.

Consequently, the proposed rooflights are considered to be permitted development in accordance with the Town and Country Planning (General Permitted Development) (Amendment) (No 2) Order 2008, Article 3, Part 1, Class C.

Recommendation: Grant Lawful Development Certificate.

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