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| LDC Report | | 29/10/2009 |
| Officer | | Application Number |
| David Peres Da Costa | | 2009/3208/P |
| Application Address | | Drawing Numbers |
| 25 Raveley Street London NW5 2HX | | Refer to draft decision notice |
| PO 3/4 | Area Team Signature | Authorised Officer Signature |
| | | |
| Proposal | | |
| Erection of a rear dormer extension and 2 rooflights in front roofslope of single family dwellinghouse (Class C3). | | |
| Recommendation: Issue Certificate of Lawfulness | | |
| Assessment | | |
| <p>The application relates to a terrace single family dwellinghouse on the south side of Raveley Street. The property does not lie within a conservation area and it is not a listed building. It is considered that the principal elevation is the front elevation that fronts onto Raveley Street.</p> <p>Proposal is to build a roof extension – a full width rear dormer extension with flat roof, and with two rooflights on the front roofslope. The scheme would also involve an alteration to the existing soil pipe on the rear elevation.</p> <p>In order for the proposed development to be permitted development, it must comply with Class B, C and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No.2) (England) Order 2008.</p> <p>The proposed dormer extension has been assessed against Class B, the enlargement of a dwellinghouse consisting of an addition or alteration to its roof and has been tested against the various criteria in this part of the GPDO.</p> <ul style="list-style-type: none"> a) any part of the dwellinghouse would not, as a result of the works, exceed the height of the highest part of the existing roof; b) any part of the dwellinghouse would not, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; c) the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 40 cubic metres (the additional bulk has a volume of 31.25 cubic metres); d) the development <ul style="list-style-type: none"> (i) would not consist of the construction or provision of a veranda, balcony or raised | | |

- platform,
- (ii) would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- e) the dwellinghouse is not within a conservation area (Article 1(5) land).

The relevant conditions are complied with:

- 1) matching materials – *covered by informative*
- 2) set back by more than 20cm from the eaves
- 3) there are no windows in either of the side elevations

The proposed rooflights have been assessed against Class C, any other alteration to the roof of a dwellinghouse and have been tested against the various criteria in this part of the GPDO.

- a) the alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- b) it would not result in the highest part of the alteration being higher than the highest part of the original roof;
- c) the development
 - (i) would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) would not consist of the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

The relevant condition is complied with:

- 1) they are not on a roof slope forming a side elevation of the dwellinghouse.

The proposed alteration to the soil pipe has been assessed against Class G, the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse and has been tested against the various criteria in this part of the GPDO.

- a) the height of the soil pipe would not exceed the highest part of the roof by 1 metre or more; or
- b) the dwellinghouse is not in a conservation area (Article 1(5) land).

Recommendation: Grant certificate

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