

LDC Report		16/10/2009
Officer		Application Number
Elaine Quigley		2009/3406/P
Application Address		Drawing Numbers
213 Camden Road London NW1 9AA		See draft decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Erection of rear dormer window, replacement of side dormer window and installation of roof light in the rear roof slope of single family dwelling house (Class C3).		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>Property is a semi-detached single family dwelling house that does not appear to have previously been extended. Planning permission has recently been granted on 23/07/2009 subject to a s106 for the following:</p> <p>“Change of use of single family dwelling house (Class C3) to provide four flats including two 2-bedroom flats on lower ground and first floor levels, a 1-bedroom flat on upper ground floor level and a 3-bedroom flat at second floor level and within the roof space; and external alterations to include rear dormer extension at roof level, alterations to existing side dormer and two new rooflights, plus installation of refuse and cycle stores in front garden” (ref no: 2009/1586/P). The s106 agreement has not yet been signed and a final decision notice has not been issued. This permission has not been implemented.</p> <p>Having visited the site it is evident that the property is being used as a single family dwelling. The property does not lie within a CA, and it is not a listed building. It is considered that the principal elevation is the front elevation that fronts onto Camden Road.</p> <p>Proposal is to build a roof extension – a wide rear “dormer” extension with pitched roof, 4 x 4-paned windows and a small velux rooflight above, and removal of existing flat roof side dormer window and erection of enlarged dormer window with pitched roof with 1 x 2-paned window that would be obscure glazed and non-opening up to a height of 1.7m above the existing internal floor level of the room.</p> <p>The side and rear dormer windows can be built as permitted development under Class B, as:</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. • 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 50m³. <p>It would not consist of or include:</p> <ol style="list-style-type: none"> 1. the construction of a verandah, balcony or raised platform 2. the installation, alteration or replacement of a chimney, flue or soil or vent pipe 3. The property 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. the enlarged window of the dormer on the roof slope forming the side elevation of the dwellinghouse would be obscure glazed and non-opening up to 1.7m above the floor of the room in which the window is installed.

The rooflight in the rear roofslope can be built as permitted development under Class C, as:

- It would not protrude more than 150mm beyond the plane of the roofslope [covered by informative].
- It would not be higher than the ridge of the roof.
- It would not consist of or include:
 1. the installation, alteration or replacement of a chimney, flue or soil or vent pipe
 2. they are not solar PVs or solar thermal equipment
 3. there are no windows on the side elevations of the dormer.
- The relevant condition is complied with:
 1. it is not on a roofslope forming the side elevations of the dwellinghouse.

Recommendation: Grant Certificate

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