

<b>LDC Report</b>		<b>03/07/2009</b>
<b>Officer</b>		<b>Application Number</b>
Tania Skelli-Yaoz		2009/2207/P
<b>Application Address</b>		<b>Drawing Numbers</b>
20 Goldhurst Terrace London NW6 3HU		See draft decision notice.
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Erection of single-storey lower ground floor level rear extension incorporating roof terrace at ground floor level and alterations to fenestration at rear ground floor level in connection with existing single-family dwellinghouse (Class C3).		
<b>Recommendation: Issue Certificate</b>		
<b>Assessment</b>		
<p>A certificate of lawfulness for proposed development is sought for the erection of a rear full-width single-storey rear extension. The proposal includes the creation of a roof terrace over at ground floor level and alterations to the fenestration at rear ground floor level. The building is in use as an existing single-family dwellinghouse. The building is not listed, but the site does lie within the Swiss Cottage Conservation Area.</p> <p>The proposed extension, associated terrace and alterations to rear fenestration have been assessed under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment)(No.2)(England) Order 2008. The proposal is considered to be permitted development as:</p> <p>Condition A.1</p> <ul style="list-style-type: none"> <li>a) It does not exceed 50% of the total area of the curtilage;</li> <li>b) It would not exceed the height of the highest part of the roof of the existing dwellinghouse;</li> <li>c) The height of the eaves would not exceed the height of the roof of the existing dwellinghouse;</li> <li>d) i) It does not front a highway; ii) It does not form a principal or side elevation of the original dwellinghouse;</li> <li>e) i) It is a single storey extension and would not extend beyond the rear wall of the original dwellinghouse by more than 3 metres; ii) It would not exceed 4 metres in height;</li> <li>f) Not applicable;</li> <li>g) The proposed extension which is within 2m of the boundary has a flat roof which does not exceed 3m in height;</li> <li>h) The proposed extension would not extend beyond a wall forming a side elevation of the original dwellinghouse;</li> <li>i) It would not consist of: <ul style="list-style-type: none"> <li>i) the construction or provision of a veranda, balcony or raised platform.</li> </ul> </li> </ul> <p>The balustrading on the roof of the extension is to create a 'terrace'. It is not considered to be a balcony as it is not cantilevered from the wall or a veranda which is roofed or partially enclosed. It is not</p>		

considered to be a raised platform. As the terrace when considered with the extension, does not exceed 4m in height and does not extend beyond the rear wall of the house by more than 3m it can be considered to be permitted under Class A.

- ii) the installation, alteration or replacement of a microwave antenna;
- iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- iv) an alteration to any part of the roof of the dwellinghouse.

As the property is located within a conservation area Conditions A.2 and A.3 also apply:

**Condition A.2**

- a) It does not consist of or include cladding of any part of the exterior of the dwellinghouse;
- b) It does not extend beyond a side elevation; and
- c) It would not have more than one storey beyond the rear elevation of the original dwellinghouse.

**Condition A.3**

- a) The materials of brick, timber, aluminium and glass match the materials on the original dwellinghouse;
- b) It does not include windows in a wall or roofslope forming a side elevation. The replacement of the window/doors at rear ground floor level are considered to be permitted development; and
- c) Not applicable.

**Recommendation:** Issue certificate.

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