

LDC Report		22/05/2009
Officer		Application Number
Katrina Christoforou		2009/1481/P
Application Address		Drawing Numbers
9 Dunollie Place London NW5 2XR		
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Identical replacement of rear elevation, ground floor bay roof, door portico and porch to the front elevation following demolition of the existing, the removal of rear chimney at main roof level, alterations to pipework on the rear elevation and internal works.		
Recommendation: Grant Certificate of Lawfulness		
Assessment		
<p>The attractive Victorian three storey property is a single dwelling house. The property is at the south end of the short terrace of five properties along the west side of this cul-de-sac. The south side of the property shares a boundary with the rear gardens of Falkland Road and to the rear (west) with the back gardens of Lady Margaret Road. The property is not listed or within a conservation area.</p> <p>The application has been made for the like-for-like replacement of rear elevation of the main house, front ground floor bay roof, front door portico and porch, all following their demolition for structural reasons, plus the permanent removal of rear chimney at main roof level, minor amendments to servicing pipework on the rear elevation and the demolition and replacement of internal structure (e.g. floors and walls).</p> <p>The drawings show a number of other elements which already benefit from lawful status, either under certificate of lawfulness 2008/3965/P or planning permission reference 2008/5730/P. These works include the demolition of the existing two storey back addition, the erection of a two storey rear extension and the replacement of the roof. The current drawings also show the demolition and replacement of the interior structure of the building i.e. floors, internal walls and staircases (internal works do not require planning permission). The works approved and proposed are to be carried out as one project to renovate the dwelling house.</p> <p>It is considered that the demolition of the rear façade and front bay roof, door portico and porch would not constitute development but their replacement would. As the proposed replacements are like for like and the external appearance of the building would not be altered, the replacement is considered to fall under Part 1, Class A of the General Permitted Development Order (England) 2008.</p> <p>Class G of the Order permits the installation, alteration or replacement of a chimney flue or soil and vent pipe at a dwelling house provided that the highest part of such elements would not exceed the</p>		

highest part of the roof by 1m or more. The works to the chimney and pipes are therefore permitted under Class G.

The proposed internal works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Application History

The application was originally for full planning permission as it was unclear whether planning permission was required for works. Upon confirmation that the works would be permitted development the application was converted to a lawful development application. As the submission was originally for planning permission public consultation took place with neighbours, the details of which are summarised below for reference purposes:

30 neighbours were individually consulted. Four comments were received from neighbours at number 10 Dunollie Place and numbers 45, 49 and 53 Falkland Road. The consultation responses are summarised below:

- Unable to view plans on the website.
- 'Demolition of existing house' sounds very extreme, please provide further details.
- Object to the entire house being demolished.
- Concerned that the uniformity of the road and features would be lost.
- It appears that the outside structural look of the property is not going to change. Assuming this is correct, no objection.
- If windows are to be added that overlook the properties of Falkland Road more than they are now, then would object.

Recommendation:

Grant certificate of lawfulness.

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