

<b>LDC Report</b>		28/01/2009
<b>Officer</b>		<b>Application Number</b>
Jonathan Markwell		2008/5732/P
<b>Application Address</b>		<b>Drawing Numbers</b>
61 Rossendale Way London NW1 0XB		Please see decision notice
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Erection of a single storey conservatory extension at ground floor level to the single dwellinghouse (Class C3).		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The property is a mid-terrace single dwellinghouse located on the south-western side of Rossendale Way. To the rear of the application site is Regent's Canal. The site is not situated within a conservation area, nor is it a listed building. In addition, the property is not restricted by any Article 4 Directions. Council tax records confirm that the property is a single dwellinghouse.</p> <p>Following the legislative changes that came into force on 1<sup>st</sup> October 2008, this proposal is assessed against the criteria specified in Part 1, Class A, of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. This is given that the works constitute an enlargement, improvement or other alteration of a dwellinghouse (Class A).</p> <p>The single storey conservatory extension is considered against Class A.1:</p> <ul style="list-style-type: none"> <li>a) It does not occupy more than 50% of the unbuilt curtilage of the site;</li> <li>b) The extension does not exceed the height of the highest part of the roof of the existing dwellinghouse;</li> <li>c) The height of the eaves of the proposed works does not exceed the height of the eaves of the existing dwellinghouse;</li> <li>d) The proposed works do not extend beyond a wall which fronts a highway and forms the principle or side elevation of the original dwellinghouse;</li> <li>e) The single-storey extension proposed does not extend beyond the rear wall of the original dwellinghouse by more than 3 metres (2.75m) or exceed 4m in height (3.36m);</li> <li>f) The proposals do not involve a two-storey extension;</li> <li>g) The proposed works would be within 2m of the boundary of the curtilage of the dwellinghouse, but the height of the eaves on the proposed extension would not exceed 3m (2.7m);</li> <li>h) The proposed single-storey extension does not extend beyond a wall forming a side</li> </ul>		

elevation of the original dwellinghouse;

i) The extension does not involve:

- i. the construction or provision of a veranda, balcony or raised platform;
- ii. The extension does not involve the installation, alteration or replacement of a microwave antenna;
- iii. The extension does not involve the installation, alteration or replacement of a chimney, flue, or soil and vent pipe;
- iv. The extension does involve an alteration to the roof of the dwellinghouse (additional living accommodation proposed at roof level and three rooflights on the front roofslope).

The property is not located on article 1(5) land; hence section A.2 of Class A is not applicable.

With regard to section A.3 (a), the materials proposed are not required to match the existing appearance of the property owing to the proposal being for a conservatory. Sections A.3 (b) and (c) are not applicable to the proposed development.

Recommendation: Grant Certificate of Lawfulness.

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