

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/03/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Aysegul Olcar-Chamberlin				2007/6051/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
59 Meadowbank London NW3 3AY				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Certificate of Lawfulness for proposed dormer roof extension and installation of two velux windows in the rear roof slope of the dwelling house (Class C3)							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Certificate of Lawfulness (Proposed)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site relates to a three storey end of terrace property with a basement level at the rear located on the east side of Meadowbank (estate) off Primrose Hill Road. The site is not in a Conservation Area.

## Relevant History

Planning permission granted August 1968 & July 1969 to redevelop nos. 6-28 Primrose Hill Road, 30 Ainger Road, 36 Oppidans Road, and 1-15 Oppidans Mews & erection of 3-storey blocks of 143 flats, and 35 terrace houses plus garages and parking spaces. Both planning permissions were subject to conditions. Only condition 2 restricts the use of the site. Condition 2 states:

*“The garage shall not be used for any purposes other than that incidental to the enjoyment of the dwelling house or flat, and no trade and no trade or business shall be carried out therefrom.”*

*Reason: “Any other use of the garage would be prejudicial to the amenities of the residential buildings or of the area generally.”*

**2007/5170/P** - Enclosure of porch with glazed paneling, relocation of entrance door from side to front elevation and change of use of garage to habitable living space was granted planning permission on 06/12/2007.

## Relevant policies

N/A

## Assessment

Under the Town and Country Planning (General Permitted Development) Order 1995, there are certain types of development that are excluded from assessment under the policies of the Local Authority and therefore do not require planning permission. This is often referred to as 'permitted development'. A single family terrace dwelling (not in a Conservation Area) can be extended by up to 10% of the volume of the original house or 50m<sup>3</sup> (whichever is the greater) without the need to apply for planning permission as long as the roof extension would not add more than 40m<sup>3</sup>.

This allowance is also subject to a number of restrictions relating to the location, positioning and height of the extension, in particular the roof or dormer window extension must not be higher than the highest part of the existing roof and must not extend beyond the plane of any existing roof slope which fronts any highway.

The existing cubic content of the building is 505m<sup>3</sup>, so the maximum the property can be extended under permitted development is 51m<sup>3</sup>.

The applicant proposes the erection of a dormer extension and two velux windows within the rear roof slope. The proposed dormer extension would be 88.6cm below the ridge line and 78.2cm above the ridge line.

Although the highway runs along the side boundary of the property the rear roofslope is not considered to front the highway as it is 90 degrees from the line of the highway.

The volume calculations for the proposed rear dormer are below:

$$\text{Volume} = 1/2 * 2.1\text{m} * 3.628\text{m} * 4.5\text{m} = 17.1423\text{m}^3$$

The proposed rear dormer extension can therefore be considered permitted development under Class B Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995.

The proposed velux windows would be between the ridge line and the proposed dormer extension and would be flush with the roof slope and would not materially alter the shape of the roof. They can therefore be considered permitted development under Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995.

It should also be noted the proposed lower ground floor plan shows a basement extension with a volume of 25.8m<sup>3</sup> to create a kitchen space (below the garage). This part of the proposal was shown on the approved drawings with the previous planning application (ref: 2007/5170/P). The enclosure of the glazed porch shown on the proposed drawings was also granted consent under planning permission ref: 2007/5170/P.

## Recommendation:

Grant a Certificate of Lawfulness

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