

<b>LDC Report</b>		06/03/2008
<b>Officer</b>		<b>Application Number</b>
Philip Niesing		2008/0247/P
<b>Application Address</b>		<b>Drawing Numbers</b>
61 Platt's Lane London NW3 7NL		Refer to draft decision notice.
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
<p><u>Certificate of Lawfulness for Proposed Development:</u> Erection of single-storey rear lower ground floor level extension and installation of windows at lower ground floor level, first floor and roof level.</p>		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The applicant is seeking a Lawful Development Certificate for the erection of a single-storey infill extension at the rear of the single-family dwellinghouse at lower ground floor level. As part of this Certificate the applicant proposes to incorporate windows in the front bay at lower ground floor level and to insert three windows in the south-western flank elevation of the property. These works were originally included in a recent planning application, under ref. 2006/5736/P. However, since the above works were considered permitted development the applicant was advised they could apply for a Certificate of Lawful Development.</p> <p><u>Proposed rear extension:</u>  The proposed single-storey rear extension would be 2.9 metres high, 2.5 metres wide and 3.4 metres deep, having a volume of <b>24.65m<sup>3</sup></b>. The cumulative volume of all additions to the original dwellinghouse, including those approved under 2006/5739/P (the small front dormer is excluded from this calculation, since it appears to be part of the original dwelling) is therefore 46.43m<sup>3</sup>. The site visit confirmed that none of the approved additions have actually been implemented to date. However, as the works approved combined with those considered as permitted development under this certificate would not exceed the total cubic volume threshold in the GPDO then it is not necessary for them to carry out the works in any particular order.</p> <p>In addition to this extension the applicant proposes to incorporate three windows in the south-western side elevation of the dwellinghouse (one on ground floor level, on second floor level and one at roof level), a large glazed sliding door in the rear elevation at ground floor and three windows in the existing front bay.</p> <p>The proposed single-storey rear extension and the proposed changes to the fenestration in the rear and side elevations are considered to be permitted development under Schedule 2 Part 1, Class A of the Town and Country (General Permitted Development) Order 1995.</p>		
<b>Recommendation: Approve</b>		

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***