

<b>LDC Report</b>		05/02/2008
<b>Officer</b>		<b>Application Number</b>
Hugh Miller		2006/4771/P
<b>Application Address</b>		<b>Drawing Numbers</b>
41 Burghley Road LONDON NW5 1UH		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
the erection of a single storey side extension to the dwellinghouse (Class C3).		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>A 3-storey end of terrace single-family dwellinghouse with part-single storey, part 2-storey rear closet wings which is situated on the west side of Burghley Road, north of the junction with Lady Somerset Road. The building is not in a conservation area, neither is it listed.</p> <p>The proposed single–storey flat roof side extension is considered as permitted development by Schedule 2, Part 1 <b>Class A</b>, of the Town and Country Planning (General Permitted Development) Order (GDPO) 1995 as amended because:</p> <ul style="list-style-type: none"> <li>a) the volume/ cubic content of the original property is calculated at 640.62 cubic metres therefore the property can be extended by up to 64.04 cubic metres, which is 10%. However, a previous extension has been erected at the rear under permitted development rights and has a cubic content of approx. 22.506m<sup>3</sup>, therefore the remaining cubic content would be 41.534m<sup>3</sup>. The proposed side extension would be approx. <b>25.35m<sup>3</sup></b> giving a total volume/cubic content of 47.856m<sup>3</sup>. Therefore, the house would not be extended by more than 10%.</li> <li>b) the proposed extension would not exceed 4.0metres in height within 2.0m of the boundary (actual height 3.1m);</li> <li>c) the proposed extension would not be nearer to any Highway which bounds the curtilage of the dwelling house,</li> <li>d) the total area of ground covered by buildings (other than the original dwellinghouse) would not exceed 50%.</li> </ul> <p>The proposed extension is permitted by virtue of <b>Class A, A (1)</b> of the GDPO.</p>		

Recommendation Grant LDC.

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