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| LDC Report | | 05/02/2008 |
| Officer | | Application Number |
| John Sheehy | | 2007/6123/P |
| Application Address | | Drawing Numbers |
| 52 Narcissus Road London NW6 1TH | | Refer to draft decision notice. |
| PO 3/4 | Area Team Signature | Authorised Officer Signature |
| | | |
| Proposal | | |
| Certificate of Lawfulness for the proposed erection of a dormer on the rear roof slope of the dwellinghouse. | | |
| Recommendation: Grant Certificate of Lawful Development | | |
| Assessment | | |
| <p>The site is located on the south-eastern side of Narcissus Road, near the junction with Pandora Road. The house on the site is part of a two-storey terrace. The front elevation is two bays wide. It is rendered and painted white. In front of the house there is a small garden area.</p> <p>The house drops in level to the rear and has a three storey rear projecting element. This feature is part of the original structure of the house and is common to all the houses of the terrace, apart from 54 Narcissus Road. These rear projecting elements are laid out in pairs along the rear of the terrace.</p> <p>The building is not listed and is not located in a Conservation Area.</p> <p>The proposal involves the installation of a dormer on the rear roof slope and three roof lights on the front roof slope of the house. These alterations would facilitate the conversion of the loft to habitable living space.</p> <p>The applicant has stated that the volume of the proposed dormer would be 29.70m³. The planning officer assessing this Lawful Development Certificate application has measured the proposed dormer and found that this is accurate.</p> <p>The proposed rear dormer is considered as permitted development under Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 because:</p> <p>(a) No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;</p> | | |

(b) No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;

(c) The dormer extension would not increase the cubic content of the dwellinghouse by more than 50m³ or 10%;

(d) There have been no previous extensions to the dwellinghouse, and therefore the resulting building would not exceed the original cubic content of the original dwelling house by more than 50m³ or 10%, which is the permitted limit for extensions to this property which can be carried out as permitted development.

(e) The dwellinghouse is not on article 1(5) land.

The proposed installation of the roof lights to the front roof slope are considered as permitted development under Schedule 2, Part 1 Class C of the Town and Country Planning (General Permitted Development) Order 1995 because this would not result in a material alteration to the shape of the dwellinghouse.

Recommendation

Grant Certificate of Lawful Development

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