

LDC Report		02/11/2007
Officer		Application Number
Sheri Waddell		2007/4507/P
Application Address		Drawing Numbers
58 King Henry's Road London NW3 3RP		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Certificate of Lawfulness for a Proposed Development: Erection of two-storey rear extension at basement and ground floor level in connection with existing single-family dwellinghouse (Class C3).		
Relevant History		
<ul style="list-style-type: none"> House erected pursuant to a pp granted 25/09/69 [7377] – permitted development rights were not withdrawn PP granted 12/03/01 [PEX0100186] for a single storey rear extension with terrace over at first floor level – it would appear that this was not implemented 2005/3271/P - application for an LDC for the same development as is currently proposed was withdrawn 2007/0330/P - application for an LDC for the same development as is currently proposed was withdrawn. <p><i>The previous 2007 application was withdrawn as the applicant had not taken into consideration the volume of the excavation proposed below ground, this additional volume took the extensions to over 50m³ and over 4m in height. The current application has sought to address this by omitting the excavation below the garden level.</i></p>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>Property is a mid-terrace single dwellinghouse that does not appear to have previously been extended. It does not lie within a CA, and it is not a listed building.</p> <p>Proposal is to erect a two storey rear conservatory extension. The extension can be built as permitted development under Class A, as:</p> <ul style="list-style-type: none"> Whilst it has a volume of more than 10% of the original dwellinghouse, it adds less than 50m³ to the volume of the resultant building – total volume of existing dwellinghouse is 369.5m³, and the extension adds an additional volume of 49.5m³. [Whilst the extension is in itself 59m³, the applicant also proposes to remove an existing terrace and store beneath that was part of the original building, and which has a volume of 9.5m³] It is at the rear of the building, which does not front onto a highway It is not over 4m high It does not occupy more than 50% of the unbuilt curtilage of the site It does not relate to a satellite antenna It does not entail development within the curtilage of a listed building It is not a roof alteration 		
Recommendation: Issue Certificate		