

LDC Report		05/11/2007
Officer Bethany Arbery		Application Number 2007/3975/P
Application Address 19 Narcissus Road London NW6 1TJ		Drawing Numbers Refer to draft decision notice.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
<p>Certificate of Lawfulness for Proposed Development: Erection of full-width dormer window on rear roof slope and a roof extension to the rear projecting wing at second floor level all in connection with the existing single-family dwellinghouse (Class C3).</p>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application site is 19 Narcissus Road which is located on the west side of the street. It is a mid terrace property comprising ground, first and roof storey. The rear roof slope of the property has a dormer window. The property is not listed and is not located within a conservation area. The property is currently in use as a single-family dwellinghouse (Class C3). This was confirmed on site.</p> <p>It is proposed to remove the existing dormer window and replace it with a full-width dormer window on the rear roof slope. It is also proposed to extend part of the roof rear projecting wing at second floor level.</p> <p>The proposed works are all considered to be 'enlargements of the dwellinghouse by additions and alterations to its roof' and therefore need to be assessed under Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p>In terms of establishing the volume of the original dwellinghouse, it is necessary to consider whether the property has been previously extended. There is no history of planning permission having been granted for works to the building. It is not clear when the existing rear dormer window was constructed. It is possible that it was built under permitted development rights, although a certificate was never submitted. This would need to be removed before the proposed development can be implemented. The volume of the original dwellinghouse and the existing/proposed extensions have been calculated below:</p> <p>The volume of the original dwellinghouse: $313.3 + 118.4 = 431.17\text{m}^3$ The volume of the existing dormer window: 10.87m^3 The volume of the proposed dormer window and roof extension: $18.4 + 16.9 = 35.3\text{m}^3$</p>		

The volume of the resulting dwellinghouse: 466.47m³

Consideration is given as to whether the proposed extensions comply with the conditions attached to Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

- Does it exceed the height of the highest part of the roof? No
- Does it extend beyond the plane of any existing roof slope which fronts the highway? No
- Would it increase the cubic content by more than 40 cubic metres (this is a terraced house)? No
- Would the cubic content of the resulting building exceed that of the original building by more than 50 cubic metres or 10% whichever is greater, but in any case by not more than 115 cubic metres? No
- Is it on article 1(5) land? No.

It is considered that the proposed works comply with the conditions attached to Class B and therefore constitute permitted development. It is therefore recommended that the certificate be issued.

Recommendation: Issue certificate.