

<b>LDC Report</b>		11/10/2007
<b>Officer</b>		<b>Application Number</b>
Victoria Lewis		2007/1724/P
<b>Application Address</b>		<b>Drawing Numbers</b>
80 Upper Park Road London NW3 2UX		See decision
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Certificate of lawfulness for proposed erection of single storey rear conservatory extension to single family dwelling house (Class C3).		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>A lawful development certificate is sought for the erection of a single-storey conservatory extension at the rear of 80 Upper Park Road. 80 Upper Park Road is a 2-storey end of terrace property with accommodation in the roofspace, consent for which was granted in 2003 (reference PEX0200912). The property is used as a single family dwelling and forms part of the Parkhill Conservation Area. The proposed development is considered to be lawful for the following reasons:</p> <ul style="list-style-type: none"> <li>➤ As the property forms part of a Conservation Area it can be extended by up to 50 cubic metres or 10% of the cubic content of the original house. The cubic content of the proposed extension would be 28 cubic metres; the combined external volume of the rear dormer and enlarged side dormer is 4.4 cubic metres.</li> <li>➤ The height of the extension would not exceed the height of the highest part of the original dwellinghouse;</li> <li>➤ The extension would not be nearer to any highway than any part of the original dwellinghouse;</li> <li>➤ The height of the extension would not exceed 4.0 metres high within 2 metres of the boundary (the plans submitted indicate it would measure 3.8 metres high;</li> <li>➤ The total area of ground covered by buildings within the curtilage (excluding the original dwellinghouse) would not exceed 50%.</li> </ul>		

The building is not listed and there are no restrictive conditions attached to the property withdrawing permitted development rights.