

<b>LDC Report</b>		20/07/2007
<b>Officer</b>		<b>Application Number</b>
Miss Kiran Chauhan		2007/2613/P
<b>Application Address</b>		<b>Drawing Numbers</b>
16 Leighton Place London NW5 2QL		See decision.
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Certificate of Lawfulness (Proposed) for the erection of a rear dormer window and two rooflights to the front of the dwellinghouse.		
<b>Recommendation: Refer to Draft Decision Notice</b>		
<b>Assessment</b>		
<p>The site is a single family terraced dwellinghouse on the north side of Leighton Place, not in a conservation area. The applicant has stated that it has not been previously extended and the floorplans and elevations of the building reflect this statement.</p> <p>History: 2005/0035/P – PP refused for the erection of a full width dormer extension and a 2-storey rear extension on 3.3.05.</p> <p>No consultation was undertaken on the application but two letters have been received which state that although it is not in a CA, the rear gardens back onto gardens that are in a CA. The letters also refer to the refusal cited above and state that this LDC application is an attempt to overcome some of that refusal by building it under pd.</p> <p>The applicant is seeking confirmation that the installation of 2 rooflights and a rear dormer window fall within permitted development rights and thus do not require planning permission. The dormer is permitted under Class B of the GPDO as:</p> <ul style="list-style-type: none"> <li>i) the height of the dormer would not exceed the highest part of the roof of the dwellinghouse</li> <li>ii) it would not extend beyond the plane of any existing roof slope which fronts any highway</li> <li>iii) the cubic content of the building of this terraced building would not exceed the cubic content of the dwellinghouse by more than 40 cubic metres. According to the officers calculations, the volume added would be 24.7m<sup>3</sup> (5m length x 2.6m height x 3.8m depth / 2)</li> <li>iv) the cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 50 cubic metres</li> <li>v) the dwellinghouse is not in a conservation area.</li> </ul> <p>The rooflights are permitted under Class C of the GPDO as:</p> <ul style="list-style-type: none"> <li>i) the rooflights would not result in a material alteration to the shape of the dwellinghouse – they will only project 65mm from the slope of the roof surface.</li> </ul> <p><b>Recommendation: Grant LDC.</b></p>		