

LDC Report		24/04/2007
Officer		Application Number
John Carter		2007/0993/P
Application Address		Drawing Numbers
175 Leighton Road London NW5 2RD		See decision
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for Certificate of Lawfulness for Existing / Proposed use or development for: Certificate of lawfulness for the proposed erection of a conservatory at rear of single family dwellinghouse (C3).		
Recommendation : Refer to Draft Decision Notice		
Assessment		
<p>The applicant wishes to remove two existing single storey rear elements to the single family dwellinghouse and construct a new single storey glazed rear extension.</p> <p>Under the Town and Country Planning (General Permitted Development) Order 1995, there are certain types of development that are excluded from assessment under the policies of the Local Authority and therefore do not require planning permission. This is often referred to as permitted development. A single-family terraced dwelling can be extended by up to 50m³ in area from the original dwelling without the need to apply for planning permission. This allowance is subject to a number of restrictions relating to the location and height of the extension, in particular the extension must be at the rear of the property and can not be greater than 4.0m in height within 2.0m of the boundary.</p> <p>Planning permission (ref: 2006/5464/P) was refused for a development at No.175 Leighton Road consisting of the erection of an additional storey at roof level and a rear extension. The applicant was advised that the rear extension could not be supported under Camden Council's current planning policies. This element was subsequently removed from consideration and a new application for only the roof extension has been lodged (ref: 2007/0401/P) .</p> <p>The Council has now received an application for a Certificate of Lawfulness (ref: 2006/3106/P) for a rear extension. The roof extension currently under consideration has not been constructed and cannot be taken into account when considering the cubic content of extensions to the property. An application for a Certificate of Lawfulness must be considered under the criteria contained within General Permitted Development Order.</p> <p>The proposed extension is 76.46m³ in area. The existing rear elements, which are original features of the dwelling, are to be removed as part of this application these have a total cubic content of 34.1m³. There are no other extensions to this dwelling. The overall resultant additional cubic content of the proposal when the existing extensions are taken into account is 42.34m³. The extension is at the rear of the dwelling and is not greater than 4.0m in height. Overall it is considered that the proposed extension would constitute permitted development under Part 1, Class A, of the Town and Country (General Permitted Development Order) 1995.</p>		

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613