

LDC Report		Expiry date: 05/02/2007
Officer		Application Number
Miss Kiran Chauhan		2006/5662/P
Application Address		Drawing Numbers
64 Dartmouth Park Road London NW5 1SN		See decision
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for Certificate of Lawfulness for Proposed development for: Erection of a single storey rear extension and alterations to the rear and side elevations of single family dwellinghouse (C3)		
Recommendation : Refer to Draft Decision Notice		
Assessment		
<p>The proposal is for the erection of a single storey rear extension to the dwellinghouse and for alterations to the elevations. The proposal lies within the Dartmouth Park Conservation Area.</p> <p>The extension is considered to be permitted development by virtue of achieving compliance with Class A of Part 1 of the GPDO:</p> <ol style="list-style-type: none"> The extension proposed is full width and adds a volume of 88.4 cubic metres (volume calculated is slightly higher than that calculated by the agent which was 83 cubic metres). A small part of the rear lobby area will be removed. The total volume of the dwellinghouse is 925 cubic metres so the volume proposed is within the 10% allowed in a conservation area. the proposal would not exceed the height of the highest part of the roof of the dwellinghouse. it would not be situated any closer to the highway. it would not exceed 4m in height within 2m of the boundary. the total area of ground covered by buildings would not exceed 50% of the total area of the curtilage. it would not consist of or include the installation, alteration or replacement of a satellite antenna. it would not consist of the erection of a building within the curtilage of a listed building. it would not consist of or include an alteration to any part of the roof. <p>It is also proposed to insert a larger metal framed window at rear first floor level to replace the existing; insert a new side window at first floor level; infill a side window at ground floor level and to replace two side windows in their existing openings. These works fall within part d of Class A which allows for the insertion of windows in the existing walls of dwellinghouses.</p> <p>Recommendation: Grant.</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