

LDC Report

22/01/2007

Officer

Sheri Waddell

Application Number

2006/5421/P

Application Address

27 Fairfax Place
London
NW6 4EJ

Drawing Numbers

Refer to draft decision notice.

PO 3/4

Area Team Signature

Authorised Officer Signature

Proposal

Application for Certificate of Lawfulness for Proposed Development for:

Erection of single-storey rear ground floor level extension, a dormer window in the rear roofslope and alterations to fenestration including installation of 3 rooflights on front roofslope.

Recommendation: Refer to Draft Decision Notice

Assessment

Property is a mid-terrace single dwellinghouse dating from the 1960s. There is no record that permitted development rights were removed at the time of construction and it does not appear to have previously been extended. It is not within a CA, and it is not a listed building.

Proposal is to:

- erect a single storey rear ground floor level extension
- carry out a loft conversion, with a rear dormer and 3 front rooflights

The **rear extension** can be built as permitted development under Class A, as:

- It has a volume of less than 50m^3 – the extension has a volume of 30.23m^3
- It is at the rear of the building, which does not front onto a highway
- It is less than 4m high
- It does not occupy more than 50% of the unbuilt curtilage of the site
- It does not relate to a satellite antenna
- It does not entail development within the curtilage of a listed building
- It is not a roof alteration

The **rear dormer** can be built as permitted development under Class B, as:

- It would not exceed the height of the highest part of the roof
- It is at the rear of the building, which does not front onto a highway
- It has a volume of less than 40m^3 – the dormer has a volume of 17.66m^3
- The total volume of both extensions is less than 50m^3 – the rear extension and rear dormer have a combined volume of 47.89m^3
- It is not within a conservation area

The **front rooflights** can be installed as permitted development under Class C, as:

- They are set flush with the roofslope, so they would not result in a material alteration to the shape of the dwellinghouse

Recommendation: Grant Certificate

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