

LDC Report		29/01/2007
Officer		Application Number
Sheri Waddell		2006/5332/P
Application Address		Drawing Numbers
61 Gondar Gardens London NW6 1EP		Refer to draft decision notice.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
<p>Application for Certificate of Lawfulness for Proposed Development for:</p> <p>Erection of full-width single-storey extension and infill to side return at rear ground floor level (following demolition of existing conservatory).</p>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The property is a terraced single-dwellinghouse that has previously been extended by the erection of a single storey rear conservatory. It does not lie within a CA, and it is not a listed building.</p> <p>The proposal is to demolish the existing single storey rear conservatory extension, and to replace it with an "L" shaped brick and glazed built extension that would span the full width of the property, and also infill the existing side passage adjoining no. 63.</p> <p>The extension can be built as permitted development under Class A, as:</p> <ul style="list-style-type: none"> • It has a volume of less than 10% of the original dwellinghouse, and less than 115m³ – total volume of existing dwellinghouse is 768.5m³, and the extension would increase the volume to 844.21m³. This is a volume increase of 9.8% • It is at the rear of the building, which does not front onto a highway • No part of the extension is over 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 <p>Recommendation: Grant Certificate</p>		

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