

<b>LDC Report</b>		<b>03/11/2006</b>
<b>Officer</b>		<b>Application Number</b>
Victoria Lewis		2006/4018/P
<b>Application Address</b>		<b>Drawing Numbers</b>
6 Mall Studios London NW3 2YS		Site Location Plan 2617_713_L003; Drawing No. 2617_713_L002
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>Authorised Officer Signature</b>
<b>Proposal</b>		
Application for Certificate of Lawfulness for Existing / Proposed use or development for: Certificate of lawfulness (proposed) for alterations to the roof to include change of roof material from clay tile to seamed copper, and the addition of an enlarged bay window.		
<b>Recommendation</b> : The proposed alterations to the existing extension is considered as permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995.		
<b>Assessment</b>		
<p>2-storey terraced property located within the Parkhill Conservation Area. The property has a single-storey extension to the rear and is in use as a single dwellinghouse.</p> <p>It is proposed to alter the existing extension by changing part of the roof from a pitched to a flat roof, changing the roofing materials from clay tiles to seamed copper, alterations to the fenestration and the addition of an enlarged bay window.</p> <p>An application for a rear extension was submitted in 1993 but was subsequently withdrawn. There is no record as to why it was withdrawn but it is likely that it was found to be permitted development. The plans for this application show there was a store at the rear of the building which measured 20.5 cubic metres. The proposed extension measured 67 cubic metres therefore when the volume of the existing store is subtracted the additional volume would be 46.5 cubic metres, which brings it within the permitted development allowance of 50 cubic metres for a terraced house. The extension has since been erected and the alterations proposed would reduce its cubic content by 4.8 cubic metres therefore the alterations mean the extension would still fall within permitted development limits. The alterations would not result in any increase in the height of the extension, would not bring it nearer to any highway than the original dwellinghouse and would not result in more than 50% of the original land surrounding the property being covered by buildings.</p>		

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