

LDC Report		10/10/2006
Officer		Application Number
Matthew Durling		2006/3582/P
Application Address		Drawing Numbers
50 Willow Road London NW3 1TP		See decision notice.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for Certificate of Lawfulness Proposed development for: Replacement of windows at rear second floor level, plus installation of three roof lights to existing dwellinghouse		
Recommendation : Refer to Draft Decision Notice		
Assessment		
<p>A two-storey plus attic-level end of terrace property located on the northern side of Willow Road. The building lies within the Hampstead conservation area.</p> <p>Planning permission was granted in 1999 (reference PW9902584) for the change of use from two self-contained flats to a single-family dwellinghouse; the property is now in lawful use as a single-family dwellinghouse. It has not had its permitted development rights removed.</p> <p>The proposal comprises the following works:</p> <ol style="list-style-type: none"> 1. The replacement of the existing timber windows in the windows at rear second floor level with timber casement windows (different fenestration pattern + form of opening); and 2. The installation of two 'conservation-style' rooflights in the rear roofslope and one 'conservation-style' rooflight in the front roofslope. <p><u>Assessment:</u></p> <ol style="list-style-type: none"> 1. The replacement of the existing timber windows at rear second floor level is considered to be permitted development by virtue of complying with Class A of Part 1 of Schedule 2 of the Town and Country (General Permitted Development) Order 1995 as below; <ul style="list-style-type: none"> • The existing windows are in an existing wall and are being replaced with timber casement windows (different form of opening + fenestration pattern) 2. The installation of two 'conservation-style' rooflights in the rear roofslope and one 'conservation-style' rooflight in the front roofslope is considered to be permitted development by virtue of complying with Class C of Part 1 of Schedule 2 of the Town and Country (General Permitted Development) Order 1995 as below; <ul style="list-style-type: none"> • The rooflights are not considered to result in a material alteration to the shape of the dwellinghouse. <p>It is recommended that the Certificate of Lawful Development be granted.</p>		

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