

LDC Report		28/09/2006	
Officer		Application Number	
Paul Wood		2006/3181/P	
Application Address		Drawing Numbers	
47 Narcissus Road London NW6 1TL		See draft decision notice.	
PO 3/4	Area Team Signature	Authorised Officer Signature	
Proposal			
Application for Certificate of Lawfulness for a Proposed Development: Erection of rear ground floor level extension, full width dormer extension to rear roofslope and installation of two rooflights in front roofslope			

Assessment

The following works of extension and alteration are proposed:

1. Erection of a single storey rear extension with dimensions, of 6.11m deep by 1.95m wide and 2.65m high. There is an additional pitched roof to provide adequate floor to ceiling height above the stairs leading to the original dwelling with a maximum height of 2.95m. The total cubic volume of the single storey rear extension is 32.6m³.
1. Erection of a full-width rear dormer with dimensions 5.574m wide by 2.3m high and projecting 4m from the roof slope. The existing butterfly roof on the rear wing extension would consume part of the new dormer window. The total cubic volume of the new extension is 19.4 m³.
2. Installation of two large roof lights on the front roofslope. The rooflights will be conservation style and are shown in section as being set flush with the roofslope.

The existing volume of the dwellinghouse is 545.8m³, therefore the permitted volume of extensions permissible is 54.58 m³ for a terraced property. The total proposed increase in volume is **52m³**.

The proposed single storey rear extension is considered to be permitted development by virtue of Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 because:

- (a) There have been no previous extensions to the dwellinghouse, and therefore the resulting building, including the single storey rear extension that is subject to this lawfulness application would not exceed the original cubic content of the original dwelling house by more than 10% of the original cubic volume.
- (b) The single-storey rear extension would not exceed in height the highest part of the roof of the original dwellinghouse.
- (c) The single-storey rear extension would not be nearer to any highway which bounds the curtilage of the dwellinghouse than the part of the original dwellinghouse nearest to that highway.
- (d) The single-storey rear extension would not exceed 4 metres in height, within 2 metres of the boundary of the curtilage of the dwellinghouse.
- (e) The total area of ground covered by buildings within the curtilage would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- (f) It would not consist of or include the installation, alteration or replacement of a satellite antenna.
- (g) The building is not listed.

The proposed rear dormer window is considered as permitted development by Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 because:

- (a) No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (b) No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;
- (c) The dormer extension would not increase the cubic content of the dwellinghouse by more than 40 cubic metres, being for a terrace house;
- (d) The resulting building, including the single storey rear extension that is also subject to this lawfulness application would not exceed the original cubic content of the original dwelling house by more than 10% of the original cubic volume.
- (e) The dwellinghouse is not on article 1(5) land.

The proposed installation of the roof lights to the front roof slope are considered as permitted development by Schedule 2, Part 1 Class C of the Town and Country Planning (General Permitted Development) Order 1995 because they do not project more than 80mm from the roof slope and would not result in a material alteration to the shape of the dwellinghouse.

Recommendation: Grant Certificate of Lawfulness

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