

LDC Report

25/10/2006

Officer

Paul Wood

Application Number

2006/3759/P

Application Address

49 Ravenshaw Street
London
NW6 1NP

Drawing Numbers

Site Location Plan 6005/0020; Drawing No.
6005/0001; 6005/0002; 6005/0010; 6005/0011

PO 3/4

Area Team Signature

Authorised Officer Signature

Proposal

Application for Certificate of Lawfulness for Proposed Development for a full width rear dormer window, and two roof lights on the front roof slope to provide additional habitable accommodation in the loft of the existing dwellinghouse.

Recommendation : Refer to Draft Decision Notice

Assessment

The following works of extension and alteration are proposed:

1. Erection of a full width rear facing dormer window with dimensions 4.2m wide by 2.5m high and projecting 3.5m from the roof slope. The total cubic volume of the extension is 18.3 m³.
2. Installation of two roof lights on the front roof slope. The rooflights will be conservation style and flush with the roof profile.

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 40m³, being for a terrace house;
- (d) There have been no previous extensions to the dwellinghouse, and therefore the resulting building would not exceed the original cubic content of the original dwelling house by more than 50m³, which is the permitted limit for a terrace property.
- (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 the development would not result in a material alteration to the shape of the dwellinghouse.

It is noted that a concurrent full planning application has been lodged for the erection of a single storey rear extension (ref: 2006/3757/P). Subject to a recommendation of approval for this concurrent scheme, a condition would be required to specify the order of development (on that decision), in such that the dormer window and rooflights must be substantially completed prior to the erection of the single storey rear extension. This would be necessary to comply with The Town and Country Planning (General Permitted Development) Order 1995. Similarly an informat

Recommendation: Grant Certificate of Lawfulness

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