

LDC Report		13/09/2006
Officer		Application Number
Cassie Plumridge		2006/3306/P
Application Address		Drawing Numbers
17 Narcissus Road London NW6 1TJ		LR/6123/01 Rev A.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
<p>Application for Certificate of Lawfulness for Proposed Development:</p> <p>The erection of a full-width dormer window in rear roof slope of main house and single-storey rear extension to roof of projecting wing.</p>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>History:</p> <ul style="list-style-type: none"> A Certificate of Lawfulness (reference 2005/5460/P) for the proposed development '<i>installation of three rooflights to the front roofslope of the single family dwellinghouse plus erection of a full width dormer roof extension to the rear, removal of pitched roof over the two storey rear extension and replacement with a flat roof and use of that flat roof as a terrace</i>' was refused on 7th February 2006 due to concerns over the terrace aspect of the application. A Certificate of Lawfulness (reference 2006/1778) for the proposed development '<i>installation of four rooflights to the front roofslope of the single family dwellinghouse plus the erection of a full width rear dormer roof extension</i>' was granted on 5th June 2006. <p>Discussion:</p> <p>The application site is a two-storey mid terrace single-family dwellinghouse (Class C3). The property is on the southern side of Narcissus Road, between Mill Lane and Glenbrook Road and does not lie within a designated conservation area.</p> <p>The subject application proposes four rooflights on the front roofslope; and the construction of a full width dormer extension on the rear roof slope of the main house and a roof extension to the projecting wing of the dwellinghouse.</p> <ul style="list-style-type: none"> The installation of four rooflights on the front roofslope of the property is considered to be permitted development by virtue of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development Order) 1995 (as amended). The proposed roof dormer and extension to the roof of the projecting wing are considered to be permitted development by virtue of its compliance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 as outlined below; <ul style="list-style-type: none"> No part of the dwellinghouse would, as a result of the works exceed the height of the highest part of the existing roof. It is noted that The Encyclopaedia of Planning, paragraph 3B – 2068.4.1, states '<i>On the face of it, "the existing roof" referred to the roof of the house as a whole, and not just that of the ... roof extension. If one were to take the latter approach, there would be extremely difficult arguments in relation to some houses, especially Victorian or Edwardian houses, with quite complex roof structures. There was therefore no reason to cut down the scope of the words in para.B.1(a), which should be taken as referring to the highest part of the roof of the dwellinghouse as a whole.</i>' As such, the smaller addition to the projecting wing is considered to satisfy this requirement of the Order. 		

- No part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roofslope which fronts any highway;
- The volume of the proposed roof extension amounts to 39.16 cubic metres. The works would not increase the cubic content of the dwellinghouse by more than 40 cubic metres;
- At 39.16 cubic metres, the cubic content of the resulting building will not exceed the cubic content of the original dwellinghouse in the case of this terrace house by more than 50 cubic metres;
- The dwellinghouse is not on article 1(5) land.

The proposed extensions considered to be lawful under the earlier certificate issued 05/06/2006 could not be constructed concurrently with the extension shown on the drawings submitted as part of this application. The works within this application are larger than those previously considered to be lawful under the earlier certificate.

The development is therefore considered to be LAWFUL.

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