

LDC Report		07/09/2006
Officer		Application Number
Gareth Wilson		2006/3075/P
Application Address		Drawing Numbers
34 Westbere Road London NW2 3SR		See decision notice
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
<p>Application for Certificate of Lawfulness for Proposed development for:</p> <p>Erection of rear dormer window, dormer window on the north-west roof slope and box extension on the south-east roof slope in connection with conversion of the loft to habitable floorspace for the existing single-family dwellinghouse (Class C3).</p>		
Recommendation: Refer to Draft Decision Notice		
Assessment		
<p>The application site comprises a 2-storey semi-detached single-family dwellinghouse (Class C3) situated on the north-east side of Westbere Road.</p> <p>The proposed dormer roof extensions and box extension would result in a net increase in volume of the building by 16.0m³.</p> <p>The two dormer extensions and the box extension, are considered to be permitted development by virtue of Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 because:</p> <ul style="list-style-type: none"> a) No part of the extension would exceed the height of the highest part of the roof. b) No part of the extension would extend beyond the plane of the existing front roofslope which fronts a highway. c) The volume of the proposed roof extension does not exceed 50m³. d) The cubic content of the resulting building would not exceed the cubic content of the original dwellinghouse by more than 70m³. e) The dwellinghouse is not in a conservation area. f) The property is not within an article 4 area and no conditions have been imposed to restrict permitted development rights. <p>Recommendation: Issue the Certificate of Lawfulness.</p>		

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