

LDC (Proposed) Report		Application number	2014/5075/P
Officer		Expiry date	
Tessa Craig		24/09/2014	
Application Address		Authorised Officer Signature	
106 Maygrove Road London NW6 2ED			
Conservation Area		Article 4	
no		no	
Proposal			
1 rooflight in front roofslope, rear dormer extension and dormer on closet wing.			
Recommendation:		Grant Lawful Development Certificate	

The subject property is located on the south side of Maygrove Road and comprises a two storey terraced property with an existing front dormer. The property is not within a conservation area and nor is it a listed building. The proposal is a rooflight in the front roofslope, a rear dormer extension and a dormer on the rear closet wing.

Class B		
The enlargement of a dwellinghouse consisting of an addition or alteration to its roof		
If yes to any of the questions below the proposal is not permitted development		Yes/no
B.1(a)	As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?	no
B.1(b)	As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?	no
B.1(c)	As a result of the works, would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case?	no
B.1(d)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	no
B.1(e)	Is the dwellinghouse on article 1(5) land?	no
B.2(a)	Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the	yes

	existing dwellinghouse?	
B.2(b)	Other than in the case of a hip-to-gable enlargement, would the edge of the enlargement closest to the eaves of the original roof be less than 20 centimetres from the eaves of the original roof, so far as practicable?	yes
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation be obscured-glazed and non-opening unless the opening part is higher than 1.7 metres above the floor of the room in which the window is installed?	yes
The proposed dormers are permitted under Schedule 2, Part 1, Class B of the Town and Country Planning Act (General Permitted Development) Order 1995 (as amended).		
Class C Any other alteration to the roof of a dwellinghouse		
C.1(a)	As a result of the works, would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof?	no
C.1(b)	As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof?	no
C.1(c)	Would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?	no
Condition. If no to the question below then the proposal is not permitted development		
C.2	Would any upper-floor window located on a roof slope forming a side elevation of the dwellinghouse be— (a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	n/a
The proposed rooflight is permitted under Schedule 2, Part 1, Class C of the Town and Country Planning Act (General Permitted Development) Order 1995 (as amended).		