

LDC (Proposed) Report		Application number	2014/3853/P
Officer		Expiry date	
Rob Tulloch		05/08/2014	
Application Address		Authorised Officer Signature	
1A Well Road London NW3 1LJ			
Conservation Area		Article 4	
Hampstead		Yes	
Proposal			
Excavation of existing basement by 500mm			
Recommendation:		Grant Certificate of Lawfulness	

Class A The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	no
A.1 (b)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	no
A.1 (c)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	no
A.1 (d)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	no
A.1 (e)	Will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	no
A.1 (f)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the	no

	dwellinghouse opposite the rear wall of the dwellinghouse?	
A.1 (g)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	no
A.1 (h)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse?	no
A.1(i)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	no

Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development

A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	no
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	no
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	no

Conditions. If no to any of the below then the proposal is not permitted development

A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	n/a
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) 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
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	n/a

Assessment

The proposed works would lower the floor of the existing rear basement room by 500mm. As the proposed works are internal and entirely within the footprint of the existing building the proposal is assessed under Part 1 Class A of the GPDO (The enlargement, improvement or other alteration of a dwellinghouse). No external works, such as works to the roof or within the curtilage of the house are proposed, so the proposed works would not fall under any other classes within Part 1 of GPDO.

Article 4

The site is covered by an Article 4 Direction which covers flats and houses in the Hampstead Conservation Area and was made on 1st September 2010. The direction removes certain permitted development rights under Part 1 Classes A, C, D, F & G, as well as certain rights under Parts 2, 31 and 40. As mentioned above, the only relevant section for the determination of this application is Part 1 Class A.

In relation to Class A, the Article 4 Direction specifically only refers to “The enlargement, improvement or other alteration to the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publically accessible space.”. As such, internal works such as those proposed would not be prohibited by the Article 4 Direction.