

LDC (Proposed) Report		Application number	2015/1942/P
Officer		Expiry date	
Anna Roe		15/06/2015	
Application Address		Authorised Officer Signature	
20 Platt's Lane NW3 7NS			
Conservation Area		Article 4	
Redington and Frogna		No	
Proposal			
Erection of rear dormer extension with chimney stack, and side roof gable extension with 2 windows.			
Recommendation:		Refuse Certificate	

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 40 cubic metres in the case of a terrace house?	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?	Yes
B.1(e)	Is the dwellinghouse on article 1(5) land?	Yes
Conditions-		
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 existing dwellinghouse?	Yes
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	Yes

	practicable?	
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 rear dormer extension, side roof extension and installation of 2 new windows in the north side elevation are not permitted under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008, as a result of the site being within a conservation area (criteria B.1e).