

LDC (Proposed) Report		Application number	2015/3370/P
Officer		Expiry date	
Tessa Craig		24/07/2015	
Application Address		Authorised Officer Signature	
15 Brocas Close London NW3 3LD			
Conservation Area		Article 4	
No		No	
Proposal			
Single storey rear extension to the existing single family dwelling house (Class C3)			
Recommendation:		Prior approval is not required	

Class A The enlargement, improvement or other alteration of a dwellinghouse		
A.1 If yes to any of the questions below the proposal is not permitted development		Yes/no
(a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of the Schedule (changes of use)	no
(b)	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
(c)	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
(d)	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
(e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	no
(f)	Subject to paragraph (g), 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	no

	(ii) exceed 4 metres in height?	
(g)	Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, 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 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	no
(h)	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 dwellinghouse opposite the rear wall of the dwellinghouse?	no
(i)	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
(j)	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 (ii) have a width greater than half the width of the original dwellinghouse?	no
(k)	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

A.2 Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development

(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
(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	no
(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	no

A.3 Conditions - If no to any of the questions below then the proposal is not permitted development

(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?	yes
(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be—	n/a

	(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?	
(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
A.4 Conditions (Prior approval only) - If no to any of the questions from (2) to (15) then the proposal is not permitted development		
(1)	Does the application relate to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g)	no
<p>Prior approval is not required as there have been no objections.</p> <p>For a formal determination that the proposed extension would be lawful an application for a Lawful Development Certificate (LDC) should be submitted. An informative will be included in the decision notice indicating this point.</p>		