

Russell Hunt Architects
19 Batcliffe Drive,
Leeds,
West Yorkshire (Met County)
LS6 3QB

Application Ref: **2014/7771/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

14 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Certificate of Lawfulness (Proposed) Part Granted/Refused

Address:
75 Sumatra Road
London
NW6 1PT

Proposal:

Demolition of existing rear dormer to permit the construction of L-shaped rear dormer and the addition of 3 rooflights to front elevation.

Drawing Nos: 1406-Loft Conversion Volume Calculation; 1406-L(-1)01- Location Plan; 1406-L(-1) 02; 1406-L(-2)02; 1406-L(-2) 03; 1406-L(-3) 01; 1406-L(-4)01; 1406-L(-1)12; 1406-L(-2)22; 1406-L(-2)23A; 1406-L(-3)21; 1406-L(-4)21A

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

Installation of 3 rooflights to front elevation.

Conditions and Reasons:

- 1 The 3 rooflights in the front roof slope are permitted under Class C of Part 1 of the



Town and Country Planning (General Permitted Development) (England) Order 2015.

b) to REFUSE :

Erection of L-shaped rear dormer.

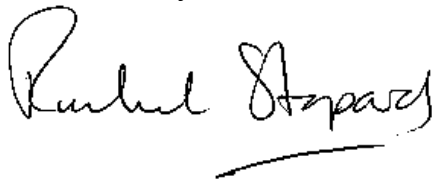
Reasons for Refusal

- 1 The L-shaped rear dormer is not considered lawful for the reasons that: the height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse [A.1(d)]; the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres [A.1(i)]; and it would consist of an alteration to any part of the roof of the dwellinghouse [A.1(k) (iv)]. The proposal therefore fails to comply with Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.
- 2 The L-shaped rear dormer is not considered lawful for the reason that the edge of the enlargement closest to the eaves of the original roof would not be less than 0.2 metres from the eaves [B.2(b)(i)(bb)]. The proposal therefore fails to comply with Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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