

LDC (Proposed) Report		Application number	2015/6831/P
Officer		Expiry date	
Patrick Marfleet		15/02/2016	
Application Address		Authorised Officer Signature	
36 Westbere Road London NW2 3SR			
Conservation Area		Article 4	
No		No	
Proposal			
Installation of dormer windows and roof extension to the rear.			
Recommendation:		Grant lawful development 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		
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 (see calculation below)
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
Conditions. If no to any of the below then the proposal is not permitted development		
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 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
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?	Yes

Although the proposed roof extension would extend beyond the original rear eaves of the property a 200mm set back from the existing eaves line (where the pitched and flat roof slopes meet) would not be practicable in this particular instance as the extension forms one continuous structure and the difference in levels between the sloped and flat roofs is minimal. Therefore, the proposed development is in accordance with Paragraph B.2 (bb) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Volume Calculation:

Hip to gable conversion: (w) 6.17m * (d) 2.93 * (h) 2.8 = 50.61 / 6 = **8.43m³**

Dormer A - right hand dormer when viewed from front: (area) 2.5 * (d) 4.2 = **10.5m³**

Dormer B - left hand dormer when viewed from front: (w) 2.9 * (d) 2.79 * (h) 1.9 = 15.37 / 2 = **7.68m³**

Pyramid adjoining Dormer B: (area) 2.7 * (w) 2.7 / 3 = **2.4m³**

Extension over existing flat roof to rear of the site: (area) 8.22 * (d) 2.5 = **20.55m³**

Total additional volume: **49.56m³**

Therefore, the total volume added by the roof and dormer extensions falls below the 50m³ maximum permitted for this type of property.

Recommendation:

The proposed roof and dormer extension is permitted under Class B and C of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.