

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2016/3327/P
<b>Officer</b>		<b>Expiry date</b>	
Nora-Andreea.Constantinescu		24/08/2016	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
211 Sumatra Road London NW6 1PF			
<b>Conservation Area</b>		<b>Article 4</b>	
N/A		N/A	
<b>Proposal</b>			
Roof extension including rear dormer with a Juliette balcony (Class C3)			
<b>Recommendation:</b>		Lawful	

#### Site Description:

The application site contains a two storey, terraced single family dwellinghouse. The application site is not within a Conservation Area and the property is not Statutory or Locally Listed. There are no Article 4 Directives which might limit Permitted Development rights for the property. There are no trees protected by Tree Preservation Orders on or adjacent to the application site.

#### Planning History:

**APP:** 2015/7182/P

**DATE:** 04/04/2016

**TYPE:** Full Planning Permission

**DESC.:** Change of use of the basement and part of the ground and first floor from non-residential education and training (D1) use and conversion of the first and second floors from ancillary residential floorspace to create 1 single family dwelling.

**DEC:** GRANTED

<b>Class B</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?	<b>NO</b>
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?	<b>NO</b>

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?	<b>NO</b>
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?	<b>NO</b>
B.1(e)	Is the dwellinghouse on article 1(5) land?	<b>NO</b>
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?	<b>YES</b>
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?	<b>YES</b>
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?	<b>YES</b>