

LDC (Proposed) Report		Application number	2016/6543/P
Officer		Expiry date	
Leela Muthoora		24/01/2017	
Application Address		Authorised Officer Signature	
42 Fairfax Road London NW6 4HA			
Conservation Area		Article 4	
No		No	
Proposal			
Erection of single storey rear extension at ground floor level to house (Class C3).			
Recommendation:		Grant Lawful Development Certificate	

The subject property is a terraced property within a group of six properties, located on the east side of Fairfax Road. The property is a three storey single family dwellinghouse. Belsize Road is to the rear and the 3-storey flats at Byron Court, no. 50 Fairfax Road and single storey garages to the south forming a triangular group of houses and their gardens.

The proposal is for a ground floor rear extension measuring 3m deep and 3m high for the actual roof height, with an additional parapet wall above of 287mm to match the height of the extension at the adjoining property at no. 40, thus totalling 3.3m height. The extension will be constructed from brick and have a window and French doors in the rear elevation and two glazed roof lights to the flat roof.

The property is not located in a conservation area, is not a listed building and is not subject to an Article 4 direction.

It is considered that the proposed development would be lawful under Class A, Part 1 of Schedule 2 of the General Permitted Development Order 2015.

The reasoning for this consideration may be seen below:

Class A The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	Has permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of the Schedule (changes of use).	No
A.1 (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	No

	(excluding the ground area of the original dwellinghouse)?	
A.1 (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
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of eaves of the existing dwellinghouse?	No
A.1 (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?	(i) No (ii) No
A.1 (f)	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 (ii) exceed 4 metres in height?	(i) No (ii) No
A.1 (g)	Until 30 May 2019, for a dwellinghouse not in a conservation area, 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	(i) No (ii) No
A.1 (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 being enlarges which is opposite the rear wall of the dwellinghouse?	(i) No (ii) No
A.1(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
A.1(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?	(i) No (ii) No (iii) No
A.1(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?	(i) No (ii) No (iii) No (iv) 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.2(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?	N/A
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	N/A
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	N/A
A.3 Conditions. If no to any of the below then the proposal is not permitted development		
A.3(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
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (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?	(i) N/A (ii) N/A
A.3(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