

LDC (Proposed) Report		Application number	2016/6894/P
Officer		Expiry date	
Charlotte Meynell		09/02/2017	
Application Address		Authorised Officer Signature	
31 Briardale Gardens London NW3 7PN			
Conservation Area		Article 4	
Redington Frogнал		N/A	
Proposal			
Installation of 1 x front rooflight.			
Recommendation:		Grant	

Site Description:

The application site comprises a two storey, semi-detached single family dwellinghouse. It is located within the Redington Frogнал Conservation Area. There are no Article 4 Directives which restrict permitted development rights for the property.

Planning Appraisal:

It is considered that the proposed development would be lawful under Class C, Part 1 of Schedule 2 of the General Permitted Development Order 2015. The reasoning for this consideration may be seen below:

Class C Any other alteration to the roof of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
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	N/A

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?	
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Recommendation:

As such it is recommended that the Proposed Lawful Development Certificate be granted.