

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2016/6679/P
<b>Officer</b>		<b>Expiry date</b>	
Tania Skelli-Yaoz		30/01/2017	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
96 Sumatra Road London NW6 1PR			
<b>Conservation Area</b>		<b>Article 4</b>	
West Hampstead		No	
<b>Proposal</b>			
Loft conversion and rear dormer windows (Class C3) (Class use C3).			
<b>Recommendation:</b>		Grant certificate	

The proposal includes the erection of a rear dormer as well as a roof extension to the two storey outrigger at the rear of the property. The outrigger extension would join the main building at the eaves of the existing roof. The rear and side walls of the extension would be set in from the rear and side walls of the outrigger.

The agent considers that the proposed works are permitted by virtue of Class B of Part 1 of Schedule 2 to the GPDO. This permits the enlargement of a dwelling house consisting an addition or alteration to its roof.

Taking into account the Technical Guidance (April 2014, DCLG), the legislation (2015 GPDO) and recent appeal decisions, the Council considers that Classes B and C of Part 1, Schedule 2 of the GPDO are applicable.

The application site is not listed and not in a Conservation area.

<b>Class B</b>		
<b>The enlargement of a dwellinghouse consisting of an addition or alteration to its roof</b>		
If yes to any of the questions below the proposal is not permitted development		Yes/no
B.1 (a)	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 this Schedule (changes of use).	No
B.1 (b)	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 (c)	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 (d)	As a result of the works, would the cubic content of the resulting	No

	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.1 (e)	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 (f)	Is the dwellinghouse on article 1(5) land?	No

If no to any of the questions below 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, or an enlargement which joins the original roof to the roof of a rear or side extension 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

With regard to Condition B.2.(b) the proposal joins the original roof to the roof of a rear extension. The original roof remains at eaves level, satisfying the requirements of part B.2(b).

### Summary

The proposal is permitted under Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

<b>Class C</b>		
<b>Any other alteration to the roof of a dwellinghouse.</b>		
If yes to any of the questions below the proposal is not permitted development		Yes/no
C.1 (a)	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 this Schedule (changes of use).	No
C.1 (b)	As a result of the works, would the alteration protrude more than 0.15 metres beyond the plane of the slope of the original roof?	No
C.1 (c)	As a result of the works, would the highest part of the alteration be higher than the highest part of the original roof?	No
C.1 (d)	Would the works consist of or include— (i) the installation, alteration or replacement of a chimney, flue	No

	or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	
If no to any of the questions below the proposal is not permitted development.		
C.2(a)	Would any 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
<p>With regard to Condition B.2.(b) the proposal joins the original roof to the roof of a rear extension. The original roof remains at eaves level, satisfying the requirements of part B.2.(b).</p> <p><u>Summary</u></p> <p>The proposal is permitted under Class C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.</p>		