

LDC (Proposed) Report		Application number	2017/3916/P
Officer		Expiry date	
Lisa McCann		04/09/2017	
Application Address		Authorised Officer Signature	
90 Agamemnon Road London NW6 1EH			
Conservation Area		Article 4	
Proposal			
Certificate of lawful development for proposed erection of rear dormer and installation of three rooflights to front roof slope			
Recommendation:		Grant Lawful Development Certificate (Proposed)	

The proposal includes the erection of an L shaped dormer to the rear elevation. 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 additions etc. to the roof of a dwellinghouse.

The proposal also includes the installation of three rooflights to the front façade. The agent considers that the proposed works are permitted by virtue of Class C of Part 1 of Schedule 2 to the GPDO. This permits other alterations to the roof of a dwellinghouse

Taking into account the Technical Guidance (April 2016, DCLG), the legislation (2015 GPDO) and recent appeal decisions, the Council considers that Class B and Class C of Part 1, Schedule 2 of the GPDO is engaged.

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		Yes/no
B.1(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted 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 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

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? Officer comment: <i>The plans show a ‘Juliette’ balcony on the rear elevation of the proposed rear dormer. However, the Technical Guidance notes that “A ‘Juliet’ balcony, where there is no platform and therefore no external access, would normally be permitted development.”</i>	Yes
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, would the edge of the enlargement closest to the eaves of the original roof be less than 20 centimeters 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?	N/A
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?	N/A
<u>Summary</u> The proposal is permitted under Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015. The proposal is permitted under Class C of Part 1, Schedule 2 of the Town and Country		

