

LDC (Proposed) Report		Application number	2017/5317/P
Officer		Expiry date	
Charlotte Meynell		20/11/2017	
Application Address		Authorised Officer Signature	
30 Westbere Road London NW2 3SR			
Conservation Area		Article 4	
N/A		N/A	
Proposal			
Erection of rear and side dormer extension and roof extension with Juliet balcony above existing part two storey rear projection.			
Recommendation:			

Site Description:

The application site contains a two storey, semi-detached single family dwellinghouse. The application site is not located within a conservation area and there are no Article 4 Directives or planning conditions which might limit Permitted Development rights for the property.

Planning Appraisal:

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

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)	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(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?	No
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?	No
B.1(d)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised	No

	platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	
B.1(e)	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 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?	N/A
Recommendation:		
As such it is recommended that the Proposed Lawful Development Certificate be <u>granted</u> .		