

LDC (Proposed) Report		Application number	2017/5341/P
Officer		Expiry date	
Emily Whittredge		21/11/2017	
Application Address		Authorised Officer Signature	
3 Lupton Street London NW5 2JA			
Conservation Area		Article 4	
No		No	
Proposal			
Erection of rear mansard with dormer and replacement front dormer; installation of front rooflight.			
Recommendation:		Refuse Lawful Development Certificate	

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?	Yes
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 platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	No
B.1(e)	Is the dwellinghouse on article 1(5) land?	No
Condition. If no to the question below then 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?	No
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	No

	practicable?	
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
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Materials

The window frame material in the proposed rear dormer is stated as polyester powder coated aluminium. The existing windows of the dwellinghouse are painted timber sash. The colour of the proposed windows is not indicated. It is considered that the powder coated aluminium frames would not meet the condition of Class B.2 (a) that requires the materials used in any exterior work to be of “a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.” The erection of the proposed rear dormer would fail to comply with the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Front dormer

The proposal includes the replacement of the existing front dormer with a new dormer of the same shape, size and general design as the existing. While the removal of the existing dormer constitutes permitted development, the erection of a new dormer to the front roof slope would result in this part of the dwellinghouse extending beyond the plane of the existing roof slope. The front roof slope forms part of the principle elevation of the dwellinghouse, and fronts a highway. As such, the erection of the front dormer would fail to comply with the limits set by Class B.2 (c) of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Conclusion

The proposed rear and front dormers would fail to comply with condition B.2 (a) and sub-

paragraph B.2(c), as such would not constitute permitted development.

Recommendation

It is recommended that the Proposed Lawful Development Certificate be refused.