

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2018/1779/P
<b>Officer</b>		<b>Expiry date</b>	
Lisa McCann		11/06/2018	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
6 Belsize Avenue London NW3 4AU			
<b>Conservation Area</b>		<b>Article 4</b>	
Belsize Park		N/A	
<b>Proposal</b>			
External alterations to existing dwellinghouse (Class C3) including replacement of first floor windows to front and rear and rendering and painting of front and rear elevations.			
<b>Recommendation:</b>		<b>Refuse Certificate of Lawfulness</b>	

*Delete Classes where not applicable*

<b>Class A</b> The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?	no
A.1 (b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	n/a
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	n/a
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	n/a
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	n/a
A.1 (f)	Will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	n/a
A.1 (h)	Will the enlarged part of the dwellinghouse have more than one storey and—	n/a

	(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	n/a
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse?	n/a
A.1(k)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	n/a
Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development		
A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles? <b>Yes – The submitted plans are annotated stating that the existing walls will be rendered on the front and rear elevation as part of the proposal</b>	<b>YES</b>
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	n/a
A.2(c)	Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?	n/a
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse? <b>No – The submitted plans state that the existing walls will be rendered and painted white on the front and rear elevation as part of the proposal. This would result in a significantly different appearance compared to the existing brick walls.</b>	<b>NO</b>
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) 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
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	n/a

**Conclusion:**

- The proposed rendering and painting external walls is not permitted under section A.2(a) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal would include the cladding of the exterior of the dwellinghouse with render located on article 2(3) land (Belsize Park Conservation Area).
- The proposed rendering and painting external walls is not permitted under section A.3(a) of Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 as the materials used in the exterior work would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- It is noted that there is an extant permission at the site (ref - 2018/0075/P) for the replacement of the existing first floor uPVC windows with crittal windows. Therefore, the replacement of these first floor windows is considered lawful in this instance.

**Recommendation:** Refuse Certificate of Lawfulness