

LDC (Proposed) Report		Application number	2017/6189/P
Officer		Expiry date	
Leela Muthoora			
Application Address		Authorised Officer Signature	
5 St John's Wood Park London NW8 6QS			
Conservation Area		Article 4	
None		None	
Proposal			
Enlargement of rear dormer and enlargement of porch to entrance.			
Recommendation:		Grant lawful development certificate	

The site is two-storey brick built detached house on the west side of the road. The house is not a listed building nor in a conservation area and there is no Article 4 direction restricting its permitted development.

The development relates to enlargement by addition to the roof and the erection of a porch outside an external door is therefore assessed against the criteria in Schedule 2 Part 1 Class B and Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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?	N/A 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 No

B.1(e)	Is the dwellinghouse on article 1(5) land?	No
Conditions. 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?	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
Class D		
The erection or construction of a porch outside any external door of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
D.1(a)	Would the ground area (measured externally) of the structure exceed 3 square metres?	No
D.1(b)	Would any part of the structure be more than 3 metres above ground level?	No
D.1(c)	Would any part of the structure be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway?	No