

LDC (Proposed) Report		Application number	2018/2826/P
Officer		Expiry date	
Lisa McCann		13/08/2018	
Application Address		Authorised Officer Signature	
88 Agamemnon Road London NW6 1EH			
Conservation Area		Article 4	
None		None	
Proposal			
Erection of dormer to rear roofslope of dwellinghouse			
Recommendation:		Grant lawful development certificate	

The application site comprises a two story mid-terrace dwellinghouse located on the northern side of Agamemnon Road. It is not within a Conservation Area, is not listed and is not covered by an Article 4 direction.

The development relates to the enlargement of the house consisting of an addition or alteration to its roof and is therefore assessed against the criteria in Schedule 2, Part 1, Class B 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?	No N/A

B.1(d)	would it consist of or include— (i) the construction or provision of a veranda, balcony or raised platform, or	No
	(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
Conditions. If no to the question below then the proposal is not permitted development		Yes/no
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?	Yes