

LDC (Proposed) Report		Application number	2018/4752/P
Officer		Expiry date	
Sofie Fieldsend		27/11/2018	
Application Address		Authorised Officer Signature	
31 Sarre Road London NW2 3SN			
Conservation Area		Article 4	
N/A		No	
Proposal			
Replacement rear dormer fenestration			
Recommendation:		Grant Certificate of Lawfulness	

Class A 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)	Permission to use the dwellinghouse as a dwellinghouse has 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, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).	No
A.1(c)	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;	No
A.1(d)	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.	No
A.1(e)	The enlarged part of the dwellinghouse would extend beyond a wall which forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse.	No
A.1(f)	Subject to paragraph g, the enlarged part of the dwellinghouse would have a single storey and 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 exceed 4 metres in height.	No
A.1(g)	Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor	N/A

	on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse or exceed 4 metres in height.	
A.1(h)	The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.	No
A.1(i)	The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.	No
A.1(j)	The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would— (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse; or	No
A.1(k)	It would consist of or include- (i) the construction or provision of a verandah, 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.	No
Condition. If yes to the question below then the proposal is not permitted development.		
A.2(a)	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if— (a) it would 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) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
<p>Conclusion</p> <p>The proposal will replace the existing rear window on the dormer with an enlarged window. The materials will be timber to match the existing.</p> <p>Therefore the replacement rear dormer fenestration is permitted under by Class A , Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2016.</p>		