

LDC (Proposed) Report	Application number	2018/5955/P
Officer	Expiry date	
Nora-Andreea Constantinescu	06/02/2019	
Application Address	Authorised Officer Signature	
5 Achilles Road London NW6 1DZ		
Conservation Area	Article 4	
N/A	N/A	
Proposal		
Rear dormer and roof extension to dwellinghouse including repositioning of front rooflights.		
Recommendation:	Grant certificate of lawful development	

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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)	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
B.1(b)	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(c)	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(d)	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(e)	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(f)	Is the dwellinghouse on article 1(5) land?	No
Conditions. If no to any of the questions below 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)(i)	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(b)(ii)	Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, would part of the enlargement not extend beyond the outside face or any external wall of the original dwellinghouse?	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
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

The roof of the property has been extended with a rear dormer and balcony, more than four years ago. A certificate of lawful development has been granted on 22/11/2018, to establish this under application reference number 2018/4324/P.

The proposed dormer extension would join the existing dormer and cumulatively it would result in a volume of 39.61m³, which complies with the requirements and limitations of Class B.

In light of the above it is considered that the proposed works are acceptable and certificate of lawful development is granted.