

LDC (Proposed) Report		Application number	2019/5288/P
Officer		Expiry date	
Nathaniel Young		11/12/2019	
Application Address		Authorised Officer Signature	
20 Mackeson Road London NW3 2LT			
Conservation Area		Article 4	
Mansfield		Basements	
Proposal			
Installation of 3 x rooflights to the rear roofslope and 1 x rooflight to the front roofslope			
Recommendation: Refuse Certificate of Lawfulness			

The application site contains a three-storey mid-terrace dwellinghouse on the eastern side of Mackeson Road within the Mansfield Conservation Area.

Class C Any other alteration to the roof of a dwellinghouse		
C.1(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	No
C.1(b)	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?	Yes
C.1(c)	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(d)	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
Conditions		
C.2	Would any upper-floor window located on a roof slope forming a side elevation of the dwellinghouse not 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?	No

Assessment:

The proposal appears include 2 x Velux Cabrio rooflights to the rear roofslope or a similar type of development (i.e. a rooflight that opens to form a balcony).

It is considered that a Velux Cabrio rooflight (i.e. a rooflight that opens to form a balcony) does not constitute a “verandah, balcony or raised platform”. [Note: In other words, such a structure is not prevented by the limitations about balconies (i.e. A.1(k), B.1(e), and E.1(h))].” As such, the proposal shall only be assessed against Schedule 2, Part 1, Class C, of Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended).

When assessed against Class C, the proposed development would to fail to comply with criterion C.1(b).

The alteration would protrude by more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. This includes any protrusion from the original roof, for example, for a roof light/window and its frame. In this instance, the proposed drawings show that the folded railings which are built in to the rooflights would protrude by approximately 0.19m from the original roof plane and as such would not constitute permitted development.