

LDC (Proposed) Report		Application number	2020/0446/P
Officer		Expiry date	
Nathaniel Young		25/03/2020	
Application Address		Authorised Officer Signature	
2 Glenbrook Road London NW6 1TW			
Conservation Area		Article 4	
Proposal			
Erection of a replacement rear roof extension to the main rear roofslope and above the existing back addition.			
Recommendation:		Grant Certificate of Lawfulness	

The application site contains a two-storey mid-terrace dwellinghouse on the southern side of Glenbrook Road. The property is not listed and is not located within a conservation area. The existing rear roof extension would be replaced by the proposed new one which, unlike the existing one, would conform with GPDO criteria.

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
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
B.1(e)	Is the dwellinghouse on article 1(5) land?	No
Conditions		

B.2(a)	Would the materials used in any exterior work not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	No
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?	No
B.2(c)	Would any windows inserted on a wall or roof slope forming a side elevation not 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?	No

Assessment

The applicant has demonstrated that the proposed development would comply with all of the above criteria.

The cumulative cubic content of the extension to the rear roof slope, the extension above the outrigger and linking section would be below 40m³.

The main rear roof eaves would be reinstated and the main rear roof extension would be sufficiently inset by 200mm, as would the extension above the outrigger from the side and rear elevations of the outrigger.

The proposed materials would be similar to the existing roof materials and the windows would be similar to the existing rear roof level windows as observed on site during a site visit.

The development is thus lawful in accordance with Class B of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.