

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2020/1506/P
<b>Officer</b>		<b>Expiry date</b>	
Gary Bakall		25/05/2020	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
32 Menelik Road London NW2 3RH			
<b>Conservation Area</b>		<b>Article 4</b>	
no		no	
<b>Proposal</b>			
Erection of a hip-to-gable roof extension and insertion of six rooflights to front and rear roof slopes, all to single dwelling house (Class C3).			
<b>Recommendation:</b>		<b>Grant lawful development certificate</b>	

The site is a single family dwelling house on the north-eastern bend of Menelik Road. The building is semi-detached house with a hipped roof. It does not lie within a conservation area. There is no planning history for the site and the building has not been extended previously.

The application is for a Certificate of Lawfulness (proposed) for a hip-to-gable roof extension with side gable window and the insertion of 2 rooflights to the front and 4 rooflights to the rear roofslopes. An identical Certificate for these works was granted on 19.5.10, ref 2010/1498/P.

The development relates to the erection of a roof extension and rooflights to a dwelling house and is assessed against the criteria in Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

1. The proposed hip-to-gable enlargement is considered under Part 1 Class B -

Development is not permitted by Class B if-

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

*Complies – the extension would match the height of the existing roof ridge and no higher than the highest part of the existing roof*

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

*Complies – the hip to gable extension is to the side so no part of the extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway*

- (c) the cubic content of the resulting roof space would 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;

*Complies – the proposal would not exceed the roofspace of the original house by more than 50 cubic metres. The shape of a hip to gable extension is a tetrahedron, and the volume of this can be calculated by multiplying its width (10.7m) x height (4.3m) x length (5.1m) divided by 6. Therefore the volume is  $(10.7 \times 4.3 \times 5.1)/6 = 39.1$  cubic m. The top corner of the gable is slightly hipped, therefore the net volume is 38 cubic metres which is less than 50 cu.m.*

- (d) it would 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;

*Complies- the proposal would not include a veranda, balcony or raised platform and the chimney and soil and vent pipe would remain in position.*

- (e) the dwellinghouse is on article 1(5) land.

*Complies – the dwellinghouse is not within a conservation area*

Development is permitted by Class B subject to the following conditions-

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

*Complies – the materials, pebbledash and tiles, would match those used in the construction of the exterior of the existing dwellinghouse.*

- (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof;

*Complies – The bottom of the dormer windows is 50cm away from the eaves and this condition is not applicable for the hip to gable enlargement*

- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—
- (i) obscure-glazed, and
  - (ii) 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.

*Complies – the window on the side wall would be non-opening and obscure glazed.*

2. The proposal also shows rooflights to the front and rear roofslopes. Other alterations to roofs such as these are considered under Part 1 Class C.

Development is not permitted by Class C if-

(a) the alteration would 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;

*Complies- sections have not been submitted to show that the rooflights do not project more than 150mm; however an informative will indicate that the rooflights will only be permitted if they do not protrude by more than 150mm from the roofslope.*

(b) it would result in the highest part of the alteration being higher than the highest part of the original roof;

*Complies – the rooflights would not be higher than the highest part of the original roof*

(c) it would 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.

*Complies – the proposal does not include any of the above*

Conditions

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall 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.

*Not applicable – there would be no roofslope forming a side elevation.*

**Recommendation**

Grant Certificate of Lawfulness