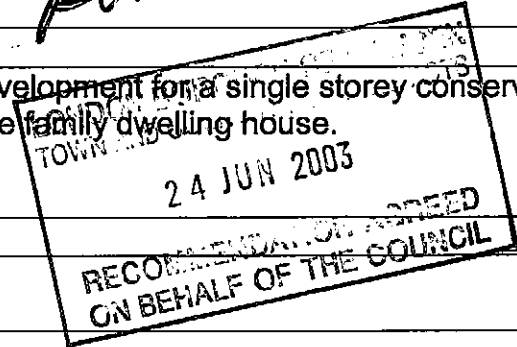


**LDC Report**

Expiry Date: 14/07/2003

<b>Office</b> Kiran Chauhan		<b>Application Number</b> 2003/0267/P
<b>Application Address</b> 33 Estelle Road London NW3 2JX		<b>Drawing Numbers</b> Site plan, and drawing number 01.2537.F1.
<b>PO 3/4</b>	<b>Area Team Signature</b> <i>Amcaghe</i>	<b>Authorised Officer Signature</b> <i>[Signature]</i>

**Proposal**  
Application for Certificate of Lawfulness for Proposed Development for a single storey conservatory extension to provide additional accommodation to a single family dwelling house.



**Recommendation** : Refer to Draft Decision Notice

**Assessment**

The application is seeking confirmation that the proposed ground floor conservatory extension does not require planning permission and is therefore lawful development. The dimensions of the conservatory are 2.8m in width, 5.8m in length with a top height of 3.3m. The proposal will create 44 cubic metres of extra living accommodation.

The building is in occupation as a single family dwelling house (verified by the Electoral Register), and is an end of terrace building. The building has not been extended or enlarged in any way.

The proposal is considered as permitted development by Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 because:

- a) The volume of the proposed extension would be less than 50m<sup>3</sup>.
- b) The proposal would not be nearer to any Highway.
- c) The part of the building enlarged would not be within 2m of the boundary or exceed 4m in height.
- d) The proposal would not exceed 50% of the total area of the curtilage.
- e). The dwelling house is not listed.

**Recommendation:** Grant LDC.