

LDC (Proposed) Report		Application number	2020/4674/P
Officer		Expiry date	
Raymond Yeung		07/12/2020	
Application Address		Authorised Officer Signature	
24 Ferncroft Avenue London NW3 7PH			
Conservation Area		Article 4	
Redington Frogнал		Basements	
Proposal			
Replacement of all windows, removal and infill ground floor rear-side door opening and alteration to rear conservatory roof to the dwellinghouse (Use Class C3).			
Recommendation:		Grant certificate	

The property is a two storey with roof space brick-built detaches dwellinghouse which benefits from an original rear conservatory. The property is not listed but within the Redington Frogнал conservation area.

The proposal is;

- Like-for-Like replacement of all original windows/doors to include slim double-glazing (Timber)

With regards to the above works the windows are replaced in a like-for-like basis , thus do not constitute 'development' by virtue of section 55(2)(a)(ii) under the Town and Country Planning (General Permitted Development)(England) Order 2015 ("the Order").

- Reduced cill level to rear elevation Ground Floor windows/doors
- Original door opening to rear/side Kitchen at Ground Floor level to be closed-off. Brickwork infill to match existing brickwork elsewhere

The above 2 alterations are considered under Class A under the Order

- Partial replacement of the original pitched glazed roof lantern to Ground Floor level Conservatory at the rear of the property to facilitate new double-glazing inserts and to simplify geometry and construction.

The above change is considered under Class B under the order.

To establish whether the alteration of the roof to the rear conservatory benefits from permitted development rights under Class B, it has to be established that it has been in existence in its layout as the "original building" to be either the building as it existed on 1 July 1948.

Evidence that the conservatory has been existence since then is demonstrated below



OSplan1952



OSPlan 1935



OS Plan 1915



Class A The enlargement, improvement or other alteration of a dwellinghouse**Proposals****1. Reduced cill level to rear elevation Ground Floor windows/doors****2. Original door opening to rear/side Kitchen at Ground Floor level to be closed-off. Brickwork infill to match existing brickwork elsewhere**

If yes to any of the questions below the proposal is not permitted development		Yes/no
A.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
Comments:		
A.1 (b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1 (c)	Will the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (e)	Will the enlarged part of the dwellinghouse extend beyond a wall which: (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?	No
A.1 (f) to A.1 (g)	Will the enlarged part of the dwellinghouse have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	No
A.1 (g) (until 30 th May 2019)	For a dwellinghouse not on article 2(3) land* nor on a site of special scientific interest, will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height?	No
A.1 (h)	Will the enlarged part of the dwellinghouse have more than a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall the dwellinghouse?	No
A.1 (i)	Will the enlarged part of the dwellinghouse be within 2 metres of the	No

	boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	
A.1 (j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse?	No
A.1(ja)	Will any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in A.1(e) to A.1(j)?	No
A.1(k)	Would it consist of or include either: (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
Is the property in a conservation area (article 2(3) land)? If yes to any of the questions below then the proposal is not permitted development No		
A.2(a)	Would it consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	n/a
A.2(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?	n/a
A.2(c)	Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?	n/a
A.2(d)	Would any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed the limits set out in sub-paragraphs A.2(b) and A.2(c)?	n/a
Conditions. If no to any of the below then the proposal is not permitted development		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse 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?	n/a
A.3(c)	Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	n/a

* The land referred to as article 2(3) land is the land described in Part 1 of Schedule 1 to Town and Country Planning (General Permitted Development) (England) Order 2015/596 (National Parks, areas of outstanding natural beauty and conservation areas etc).

Class B		
The enlargement of a dwellinghouse consisting of an addition or alteration to its roof		
Proposal: Partial replacement of the original pitched glazed roof lantern to Ground Floor level Conservatory at the rear of the property to facilitate new double-glazing inserts and to simplify geometry and construction.		
If yes to any of the questions below the proposal is not permitted development		
As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?		No
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
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
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
Is the dwellinghouse on article 1(5) land?		No
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
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?		N/A
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?		N/A

Recommendation: Grant certificate