

LDC (Proposed) Report		Application number	2020/5390/P
Officer		Expiry date	14/01/2021
Application Address		Authorised Officer Signature	
10 Richborough Road London NW2 3LU			
Conservation Area		Article 4	
		Basements	
Proposal			
Erection of a side hip-to-gable roof extension and a rear roof dormer and installation of 3no. roof lights to the front of the dwellinghouse (Use Class C3).			
Recommendation:		Grant approval	

The property is a 2-storey semi-detached house which benefits from an original double storey outrigger.

It is not listed nor is it within a conservation area.

The proposal is for the erection of a side hip-to-gable roof extension and a rear roof dormer and installation of 3no. roof lights to the front of the dwellinghouse.

The rear dormer would be assessed under Class B it measures approximately 3.7 m depth, 2.6m height and 5.6m width.

The hip-to-gable extension would be assessed under Class B it measures approximately 9 m depth, 3.1m height and 4.7m width.

Finally, the installation of 3no. roof lights to the front of the dwellinghouse. assessed under Class C.

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		
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		No

slope which forms the principal elevation of the dwellinghouse and fronts a highway?		
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?	Gable 22.27 + Dormer 27.35 = 49.62 m ³	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?	Only Juliet balcony on dormer	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?		Yes
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?	This is not made clear with the submission but will be conditioned.	Unclear* but can be conditioned.

Class C:

Class C – other alterations to the roof of a dwellinghouse.		
Class C. Any other alteration to the roof of a dwellinghouse.		
C.1	Development is not permitted by Class C if—	
C.1 (a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	No
C.1 (b)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the	No

	perpendicular with the external surface of the original roof;	
C.1 (c)	it would result in the highest part of the alteration being higher than the highest part of the original roof; or	No
C.1 (d)	it would consist of or include—	
C.1 (d i)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	No
C.1 (d ii)	the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	No
Conditions:		
C.2	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 must be—	
C.2 (a)	obscure-glazed; and	
C.2 (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: Proposal accords with Classes B and C.