

LDC (Proposed) Report		Application number	2021/0891/P
Officer		Expiry date	
Charlotte Meynell		22/04/2021	
Application Address		Authorised Officer Signature	
44 Lady Somerset Road London NW5 1TU			
Conservation Area		Article 4	
No		N/A	
Proposal			
Erection of a hip-to-gable roof extension and rear dormer; installation of 1 rooflight and 10 Solar PV panels to the front roofslope.			
Recommendation:		Grant Certificate	

Site Description:

The application site contains a three storey, end of terrace single family dwellinghouse. The application site is not listed or located within a conservation area. There are no Article 4 Directives or planning conditions which might limit Permitted Development rights for the property.

Assessment:

It is considered that the proposed development would be lawful under Class A and Class B, Part 1 of Schedule 2 of the General Permitted Development Order 2015, and Class A, Part 14 of Schedule 2 of the General Permitted Development Order 2015. The reasoning for this consideration may be seen below:

GPDO 2015

Schedule 2, Part 1 - Minor operations

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)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q or Part 3 of this Schedule (changes of use)?	No
B.1(b)	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(c)	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(d)	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 (39cu.m.)
B.1(e)	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(f)	Is the dwellinghouse on article 2(3) land?	No
B.1(g)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)?	No
B.1(h)	The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)?	No

Conditions - If no to any of the questions below the proposal is not permitted development:

B.2(a)	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
B.2(b)(i)	Other than in the case of a hip-to-gable enlargement, would the eaves of the original roof be maintained or reinstated, and 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 (for dormer)
B.2(b)(ii)	Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, would no part of the enlargement extend beyond the outside face of any external wall of the original dwellinghouse?	Yes
B.2(c)	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?	Yes

Class C - Any other alteration to the roof of a dwellinghouse

If yes to any of the questions below the proposal is not permitted development:		Yes/no
C.1(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q or Part 3 of this Schedule (changes of use)?	No
C.1(b)	As a result of the works, would the alteration 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?	No
C.1(c)	As a result of the works, would it result in the highest part of the alteration being higher than the highest part of the original roof?	No
C.1(d)	Would it consist of or include— (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	No

	(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?	
C.1(e)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)?	No
<u>Conditions</u> - If no to the question below then the proposal is not permitted development:		
C.2	Would any upper-floor window located on a roof slope forming a side elevation of the dwellinghouse 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?	Yes

Schedule 2, Part 14 - Renewable energy

Class A - installation or alteration etc of solar equipment on domestic premises		
If yes to any of the questions below the proposal is not permitted development:		Yes/no
A.1(a)	The solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope?	No
A.1(b)	It would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney)?	No
A.1(c)	In the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway?	N/A
A.1(d)	The solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument?	No
A.1(e)	The solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats of a dwellinghouse or block of flats that is a listed building?	No
<u>Conditions</u> - If no to any of the questions below the proposal is not permitted development:		
A.2(a)	Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building?	Yes
A.2(b)	Solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area?	Yes
A.2(c)	Solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed?	Yes

Recommendation:

As such it is recommended that the Proposed Lawful Development Certificate be granted.