

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2020/5901/P
<b>Officer</b>		<b>Expiry date</b>	
Charlotte Meynell		12/02/2021	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
44 Lady Somerset Road London NW5 1TU			
<b>Conservation Area</b>		<b>Article 4</b>	
No		N/A	
<b>Proposal</b>			
Erection of a hip to gable roof extension, rear dormer and installation of 1 front rooflight and 1 side rooflight. Alterations to rear outrigger including reduction in height. Alterations to and replacement of rear and side windows and doors at ground, 1st and 2nd floor levels.			
<b>Recommendation:</b>		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 Classes A, B and C, Part 1 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

<b>Class A – enlargement, improvement or other alteration of a dwellinghouse</b>		
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 or Part 3 of this Schedule (changes of use)?	No
A.1(b)	As a result of the works, would 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)	Would 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)	Would 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)	Would the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	N/A
A.1(f)	Would 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?	N/A
A.1(g)	For a dwellinghouse not in a conservation area nor on a site or special scientific interest, would the enlarged part of the dwellinghouse have a single 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?	N/A
A.1(h)	Would 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 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse?	N/A
A.1(i)	Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	N/A
A.1(j)	Would 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?	N/A
A.1(ja)	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 (e) to (j)?	N/A
A.1(k)	Would it consist of or include— (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
A.1(l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)?	No

<b>Is the property in a conservation area? If yes to any of the questions below then the proposal is not permitted development:</b>		
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 one 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 (b) and (c)?	N/A
<b>Conditions - If no to any of the questions below the proposal is not permitted development:</b>		
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?	Yes
A.3(c)	Where the enlarged part of the dwellinghouse has more than one 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
<b>Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof</b>		
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	No

	(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	
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
<b>Conditions</b> - 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
<b>Class C - Any other alteration to the roof of a dwellinghouse</b>		
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 (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?	No
C.1(e)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)?	No
<b>Conditions</b> - 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	Yes

	(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?	
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**Recommendation:**

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