

LDC (Proposed) Report		Application number	2021/0904/P
Officer		Expiry date	
Enya Fogarty		23/04/2021	
Application Address		Authorised Officer Signature	
15 Torriano Avenue London NW5 2SN			
Conservation Area		Article 4	
N/A		Basements	
Proposal			
Erection of a hip to gable roof extension and rear dormer and installation of a side door and staircase on lower ground level.			
Recommendation:		Grant Lawful Development Certificate	

Site Description

The application site contains a four-storey semi-detached property. The property is locally listed and forms part of a row of Victorian villas which are locally listed (no. 9, 11, 13 and 15). The property is not located within a conservation area.

The proposal comprises of a hip to gable roof extension and a dormer enlargement. In addition, the applicant has also submitted an additional LDC application under 2021/0906/P for '*Demolition of existing rear extension and erection of a three-storey rear extension*'

Within the application, the proposed drawings also show external steps and an external door to be installed to the side of the property.

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
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? A new soil vent pipe would be installed on the side elevation of the dwellinghouse.	Yes
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

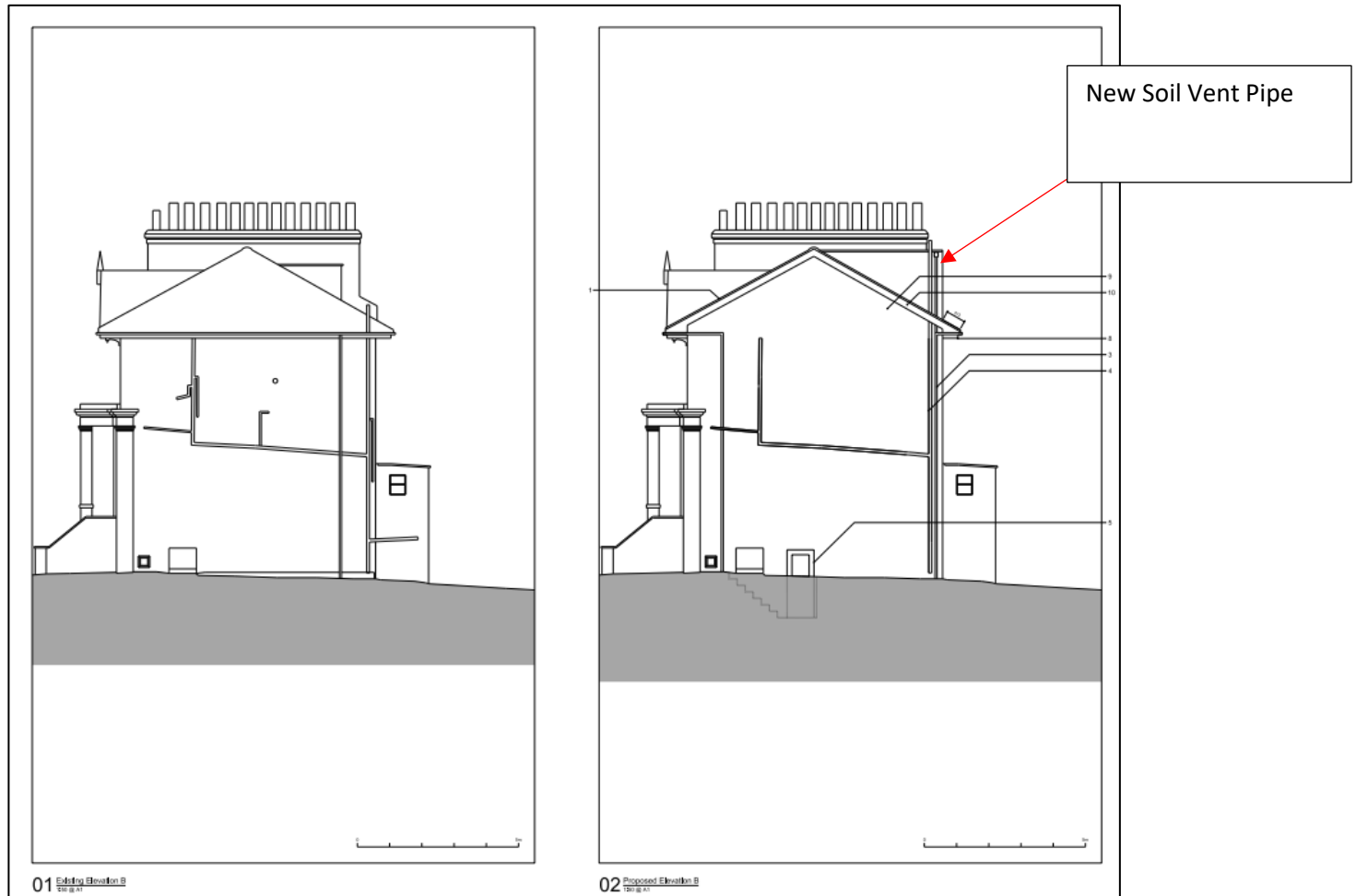
Conditions - If no to any of the questions below the proposal is not permitted development:		
B.2 (a)	Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
B.2 (b) (i)	Other than in the case of a hip-to-gable enlargement, would the eaves of the original roof be maintained or reinstated; and the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves. According to the proposed plans it measures 0.7metres from eaves to enlarged dormer.	Yes
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?	N/a

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

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

Conditions - 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?	N/a
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As shown on the proposed drawings, a soil vent pipe would be installed on the side elevation of the dwellinghouse contrary to B. 1 (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

However, Householders Technical Guidance states under Class B.1 (e) (ii) that:

“Whilst these [soil vent pipes] are not permitted development under Class B of Schedule 2 to the Order, they may be permitted development under Class G.”

Class G- Chimney, flues etc		
G.1 Development is not permitted by Class G if -		
G.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 (change of use)	N/a
G.1 (b)	the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	No
G.1 (c)	in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which- (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N/a
G.1 (d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	No

Therefore, it is considered as the soil vent proposed would comply with Class G, it would be permitted development.

As a result, the proposed development is permitted under Class B, Class C and Class G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore considered permitted development.