

LDC (Proposed) Report		Application number	2021/1781/P
Officer		Expiry date	
Adam Greenhalgh		23/04/2021	
Application Address		Authorised Officer Signature	
13 Torriano Avenue London NW5 2SN			
Conservation Area		Article 4	
N/A		Basements	
Erection of hip to gable side extension to roof and a rear dormer extension on the (enlarged) rear roofslope			
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. Hip to gable extensions have been undertaken at nos. 9 and 11 and no. 15 has a Certificate of Lawfulness (2021/0904/P) for 'Erection of hip to gable roof extension, rear dormer window and installation of a side door and staircase on lower ground level' granted 10/06/2021.

Proposal

The proposal comprises of a hip to gable roof extension and a dormer enlargement. The 'hip to gable' extension would be at the same height as the existing roof (2.75m) and it would extend to the eaves at the side of the existing roof, being 2.75m in width. The rear dormer extension would span close to the full width of the enlarged rear roof slope (being set on 300mm from the sides). It would sit just below (100mm) the ridge and 636mm above the eaves. The hip to gable roof extension would be constructed of matching slate tiles and the rear dormer extension would have lead cheeks.

Assessment

Under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 it is possible to undertake an extension or enlargement of a roof of a single dwelling house subject to certain criteria and conditions.

Below the proposal is considered under each of the criteria and conditions of Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015:

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?	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 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 drawings the proposed rear dormer extension would be 636mm from the eaves.	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

Conclusion

The proposal has been assessed to comply with the criteria and conditions for an enlargement to a roof of a dwelling house under Class B 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. A Certificate of Lawfulness can therefore be granted.

