

LDC (Proposed) Report		Application number	2020/1563/P
Officer		Expiry date	
Jennifer Watson		29/05/2020	
Application Address		Authorised Officer Signature	
85 Broomsleigh Street London NW6 1QQ			
Conservation Area		Article 4	
No		Basements	
Proposal			
Erection of rear dormer window to dwelling house			
Recommendation:		Grant certificate	

The application building is a two-storey mid terrace dwelling house not within a conservation area located on the eastern side of Broomsleigh Street.

The proposed volume of the rear dormer window total 39.45 cubic metres, based on the measurements and annotations shown within the submitted plans.

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 of Part 2 of Schedule 2.	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

Conditions. If no to any of the below then 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)	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 no less than 20 centimetres from the eaves of the original roof and original eaves retained, so far as practicable? 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