

LDC (Proposed) Report	Application number	2021/3630/P
Officer	Expiry date	
Leela Muthoora	05/11/2021	
Application Address	Authorised Officer Signature	
6 Bisham Gardens London N6 6DD		
Conservation Area	Article 4	
	Article 4 (Basements)	
Proposal		
Installation of 2x rooflights to rear roof slope of dwelling house.		
Recommendation:	Grant lawful development certificate	

The application site comprises of a mid-terrace single family dwellinghouse located on the south side of Bisham Gardens. The property is located in the Highgate Village Conservation Area but is not a listed building. There is an Article 4 Direction regarding basement development which does not apply to this development.

Class C – other alterations to the roof of a dwellinghouse.		
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		
C.1	Development is not permitted by Class C if—	
C.1 (a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	No
C.1 (b)	the alteration would protrude more than 0.15 metres 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)	it would result in the highest part of the alteration being higher than the highest part of the original roof; or	No
C.1 (d)	it would consist of or include—	
C.1 (d i)	the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	No
C.1 (d ii)	the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	No
Conditions:		
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—	
C.2 (a)	obscure-glazed; and	N/A

C.2 (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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Assessment: The development relates to alterations to the roof only and is therefore assessed against the criteria in Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed rooflights comply with the conditions and limitations of Class C and are therefore considered permitted development.