

LDC (Proposed) Report		Application number	2021/3952/P
Officer		Expiry date	
Adam Greenhalgh		11/10/2021	
Application Address		Authorised Officer Signature	
10 Ardwick Road London NW2 2BX			
Conservation Area		Article 4	
No		N/A	
Proposal			
Replacement of existing side and rear dormer with enlarged side and rear dormer			
Recommendation:		Grant approval	

Site & surroundings

The application property is a two storey semi-detached house with a pitched roof. A rear dormer and a side dormer have been added. There is no planning history for these but it would appear that they are additions to the original roof.

The property is not listed nor is it within a conservation area.

Proposal

The proposal is to enlarge the existing side and rear dormers. The proposed side dormer is 4.2m (width), 2.3m (height) and 2m (max depth). The proposed rear dormer is 2.66m (width), 2.3m (height) and 2m (max depth). Both dormers would have matching tiles walls. They would not project above the height of the roof or the elevations of the building. They would be 685mm and 1.72m from the eaves.

Assessment

Under Class B of Part One to Schedule 2 of the Town and Country (General Permitted Development) Order the enlargement of a dwelling house consisting of an addition or alteration to its roof is permitted development subject to criteria within Section B1 and conditions within Section B2.

The proposal is considered against the criteria and conditions within Class B of Part One to Schedule 2 of the Town and Country (General Permitted Development) Order below:

Class B1 Criteria		
If yes to any of the questions below the proposal is not permitted development:		
If 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
As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?		No
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
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?	Total volume of additions to house = Proposed side dormer (4.2 x 2.3 x 2 x 0.5 = 9.66 cubic metres) + Proposed rear dormer (2.66 x 2.3 x 2 x 0.5 = 6.2 cubic metres) = 16 cubic metres	No
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
Is the dwellinghouse on article 2(3) land?		No
Class B2 conditions		
Would the proposal comply with the below conditions ?		
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
Other than in the case of a hip-to-gable enlargement, would the edge of the enlargement closest to		Yes

the eaves of the original roof be less than 20 centimetres from the eaves of the original roof, so far as practicable?		
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

Conclusion:

The proposed enlargement to the dormers on the side and rear roof slopes of the house would comply with the criteria and conditions for permitted development under Class B of Part 1 of Schedule 2 of the Town and Country (General Permitted Development) Order and a Certificate of Lawfulness for the proposed development can therefore be granted.